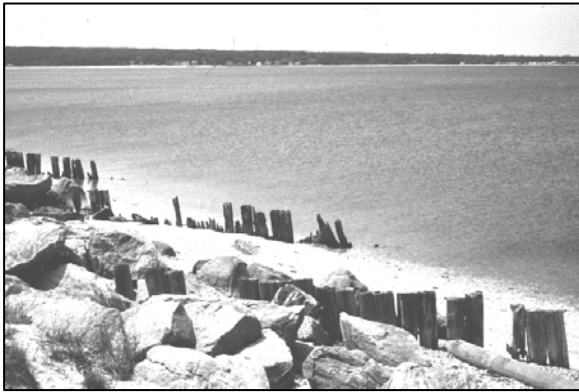


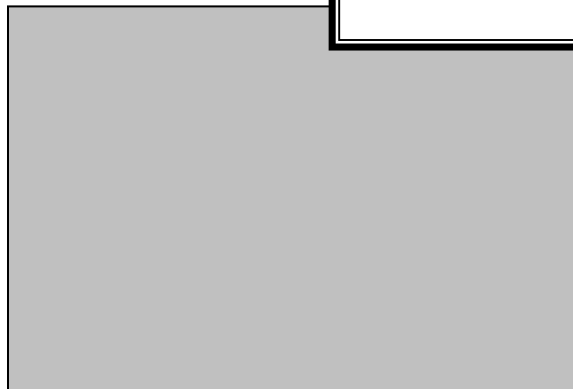
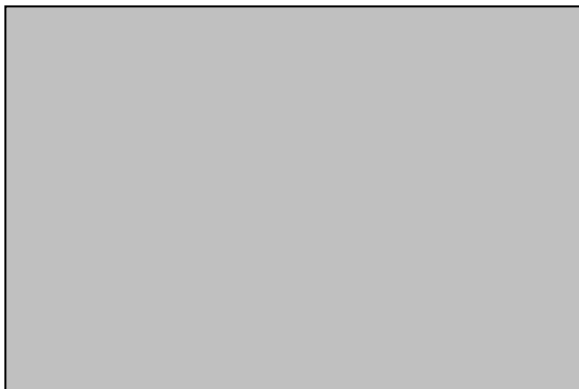


**CHAPTER IV: THE
RESOURCES**





NATURAL RESOURCES



THE VISION FOR NATURAL RESOURCES

THE WEALTH OF NATURAL RESOURCES IN SOUTHAMPTON TOWN TODAY, FROM THE PINE BARRENS AND ITS PRISTINE AQUIFER, TO THE ESTUARIES, WETLANDS, BEACHES, PARKS AND OPEN SPACES, ARE INTEGRAL TO SOUTHAMPTON'S UNIQUE QUALITY OF LIFE THAT IS ENJOYED BY BOTH SEASONAL AND YEAR ROUND RESIDENTS. AS SUCH, THE ECOLOGICAL INTEGRITY OF SOUTHAMPTON'S NATURAL RESOURCES MUST BE MAINTAINED AND PROTECTED.

VISION GOALS

1. *Protect and preserve the ecological integrity of Southampton's Pine Barrens east and west of the canal;*
2. *Safeguard the ground water resources by protecting aquifer recharge areas in the eastern and western portions of the Town;*
3. *Improve the quality of surface and bay waters by reducing nutrient loading, toxins and sedimentation;*
4. *Preserve the diversity of Southampton's biotic communities;*
5. *Safeguard rare and/or endangered plant and animal species by protecting their habitat areas;*
6. *Protect and restore the Town's freshwater, tidal and brackish wetlands;*
7. *Target open space acquisition funds for the protection of significant habitat areas, endangered species habitats, wetlands and the protection of the Town's aquifer recharge areas;*
8. *Create a regional open space system that comprehensively sustains and integrates all of Southampton's natural communities;*
9. *Develop coordinated management plans for all of the Town's open space target areas, coupled with new overlay zoning districts which complement the goals in the management plans; and,*
10. *Prepare and implement comprehensive conservation management plans for the Peconic and South Shore Estuaries, which focus on harbor management, intermunicipal water body management, local waterfront revitalization, and protection and enhancement of the Town's fin and shell fisheries.*

TECHNICAL FINDINGS AND COMMUNITY SUPPORT

Southampton's natural resources are one of the Town's most precious commodities. Natural resources are critical to the economic health and vitality of the community. Along with all of the other components of the Comprehensive Plan, they are integral to the "fabric" of the Town.

The protection of the Town's resources has long been a primary goal for the citizens of Southampton. It was a key element in the Town's 1970 Master Plan, which brought resource protection efforts to the fore in the ensuing years. For example, preservation of the groundwater was identified as a key objective, which led to support of legislation to protect the Central Pine Barrens which directly champions aquifer and drinking water protection. These "aquifer recharge areas," as they are called, are essential to maintaining the thousands of wells that the community depends upon for drinking water.

Protection of surface water from contaminated runoff was also indicated in past planning efforts. It has a direct influence upon the health and vitality of the shellfish and finfish industry for market purposes. Any significant impact to these resources would have a direct effect upon the Town's economy. Consequently, the Town of Southampton has spent considerable dollars to protect water resources, both through road drainage improvements and wetlands restoration. The Town is also preparing comprehensive resource protection plans for the waterfront, including an inter-municipal water body management plan which focuses on non-point source pollution control.

The health and vitality of the Town's water bodies and scenic views in a natural setting are in effect, the heart and soul of

Southampton's economy. Any losses of these resources would directly impact the Town's second home and visitor market.

GEOLOGY

Similar to the rest of Long Island, the Town of Southampton was formed by a series of major continental glacial periods. The landforms created by the advance and retreat of these glaciers at different times in history have left glacial moraine ridges and the sloping outwash plains. The barrier beaches and associated tidal marshes of the south shore are of relatively recent geological development formed by oceanic littoral drift.

The undulating character of the moraine ridges, also known as kame-and-kettle topography, is one of the qualities that adds to the scenic landscape of Southampton. This topography is

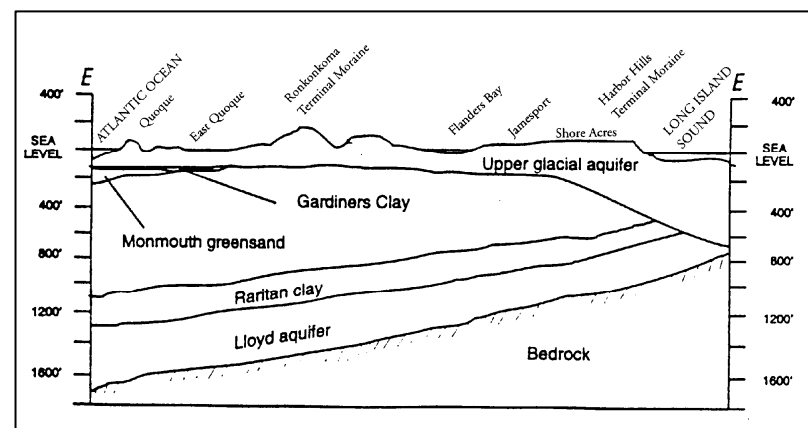


Figure 2: Geologic cross-section through Southampton

characterized by a random series of knolls, mounds, and ridges interspersed with irregular depressions known as kettles that are often undrained, containing numerous swamps and ponds. The natural habitats created by these landforms support rich and abundant wildlife.

THE PINE BARRENS

The Central Pine Barrens encompass approximately 100,000 acres of land on Long Island. Covering nearly 30,000 acres in the Town, Southampton marks the eastern edge of this distinct biotic community (see Map 1). What is unique about Southampton's portion of the Pine Barrens is that it represents some of the most intact and undeveloped sections of this unique ecosystem. Moreover, the underlying recharge areas are of regional importance, as they serve as the sole source of drinking water for the Town.

The Central Pine Barrens generally lies over and between the two major morainal ridges, the Ronkonkoma Moraine to the south and the earlier Harbor Hills Moraine to the north. This area is a source of significant regional recharge for both the Upper Glacial and Magothy aquifers.

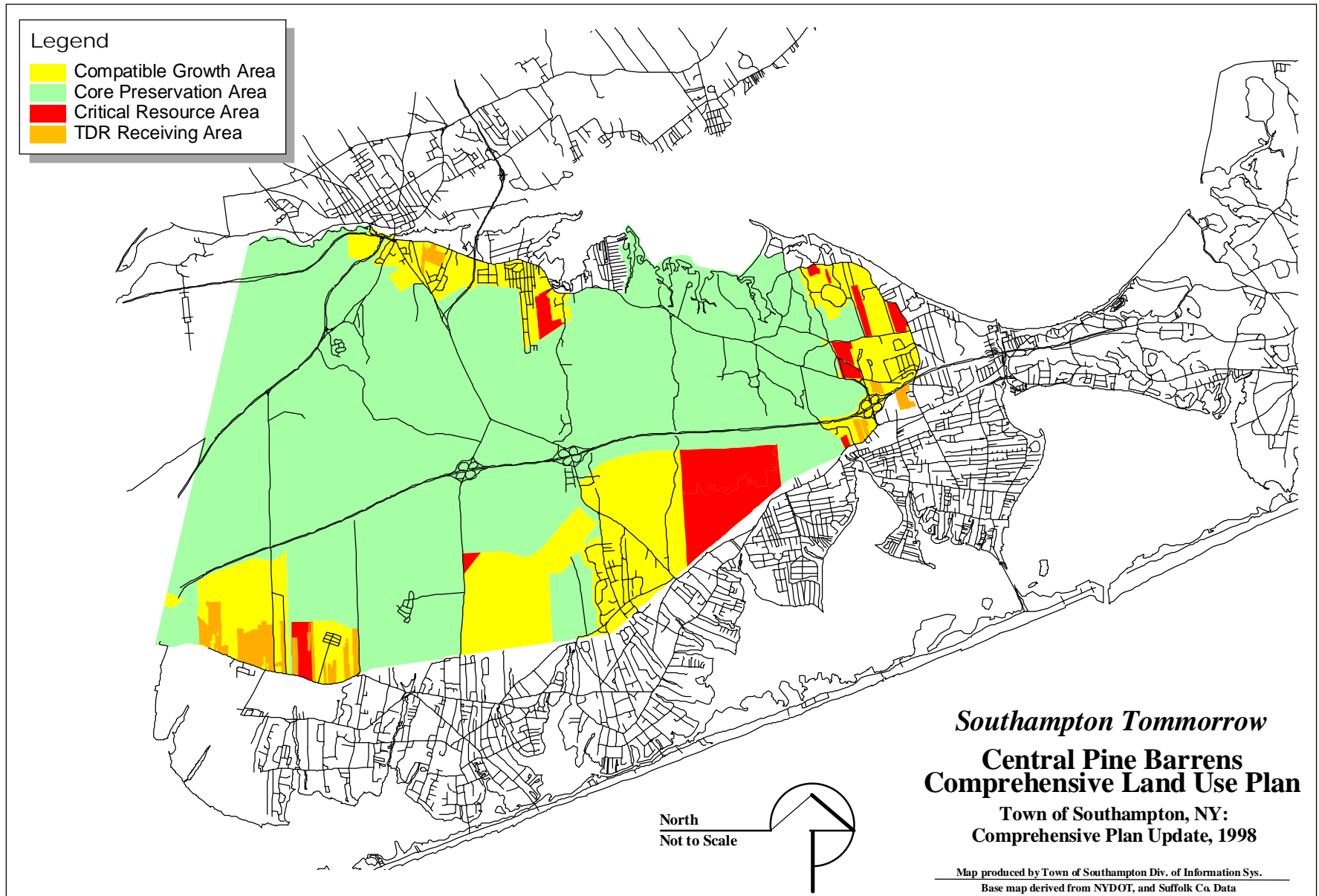
Protecting water quality has long been a directive for planners on Long Island. Specifically in Southampton, there have been focused efforts in protecting the aquifer region through the State designated Special Groundwater Protection Area (SGPA) and the locally designated Aquifer Protection Overlay Zone. Likewise, the Town has adopted several open space protection plans aimed at groundwater preservation, including the 1986-87 and 1995-96 Open Space and Greenbelt Acquisition Reports, the Town's 1988 Eastern GEIS (Generic Environmental Impact Statement) and 1993 Western GEIS open space plans, and the 1998 Community Preservation Project Plan.

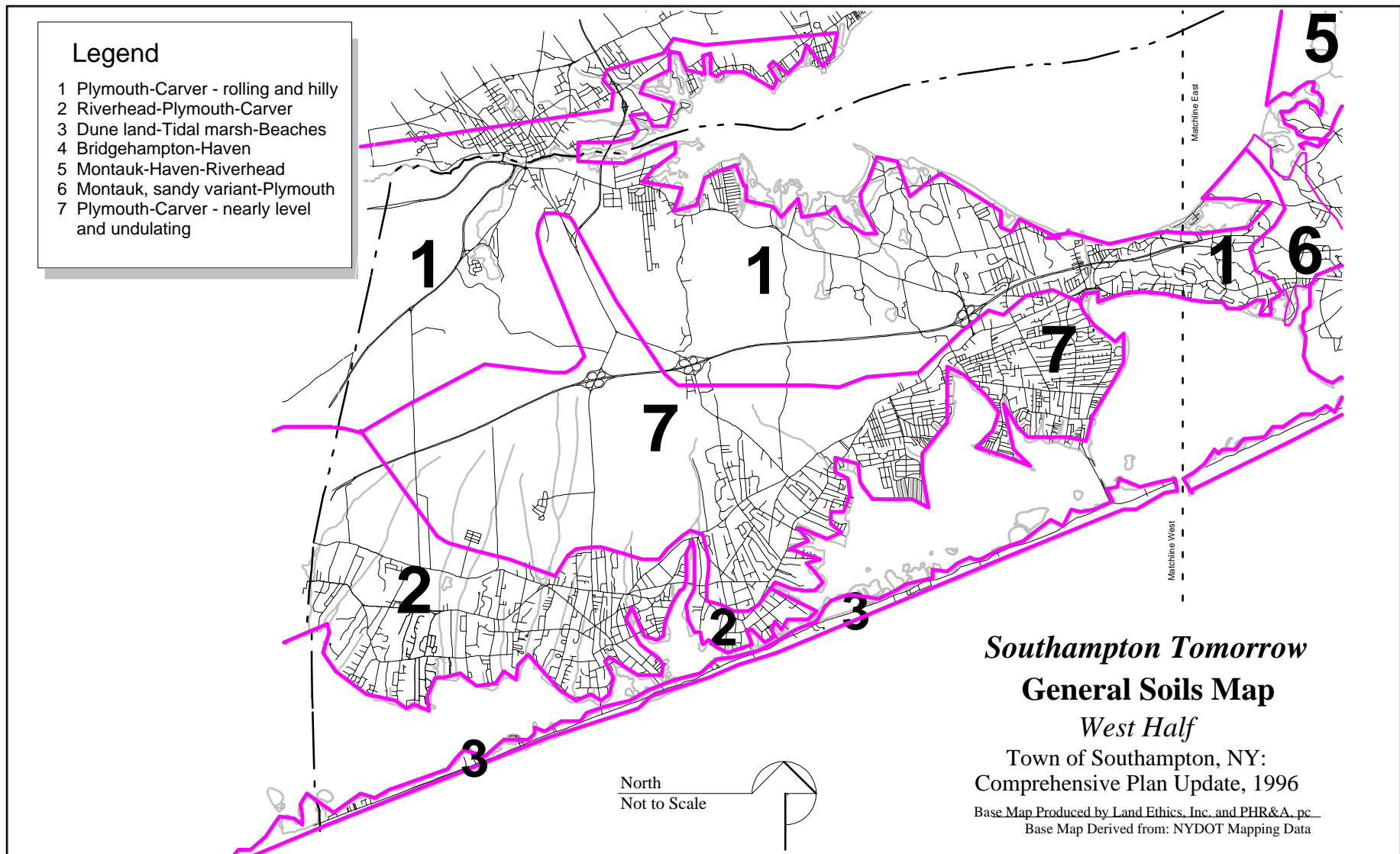
In the Hamlet CAC surveys, the majority of CAC's identified the need to protect Southampton's natural resources in general and the Pine Barrens in particular. During the Visioning Workshop, participants cited the need to protect their fragile ecosystem and the Town's natural resources. Specifically, workshop participants cited the need to preserve the integrity of Southampton's Pine Barrens and contiguous forest areas. This trend was also supported by the written results of the Visual Preference Survey where 69 percent of those surveyed indicated that natural areas such as the Pine Barrens, were their favorite aspect of Southampton.

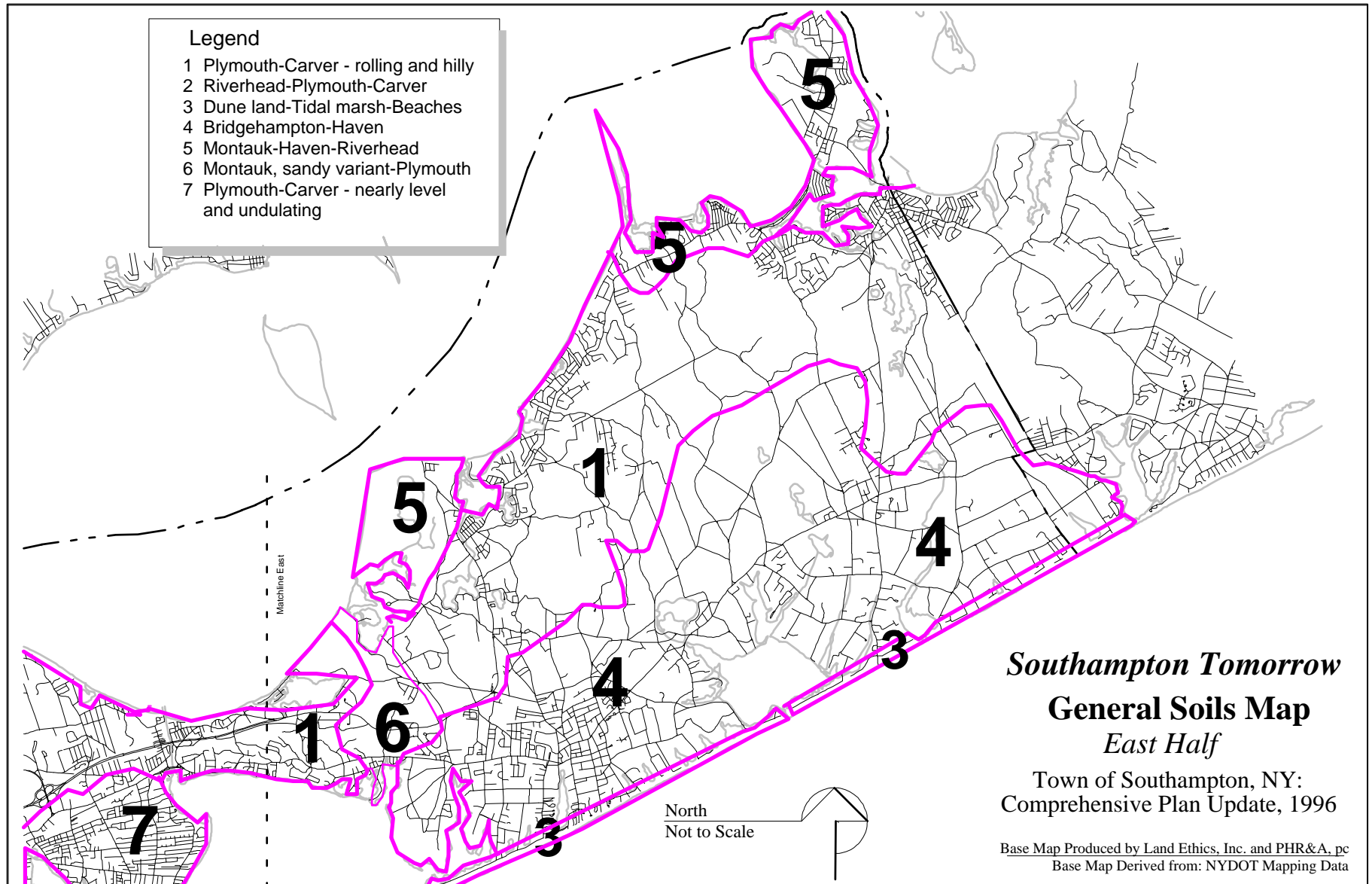
SOILS

The seven soil associations found in the region are typically characterized as deep and excessively well-drained, containing large amounts of coarse material such as sand and gravel (see maps 2W and 2E). Specific to the Pine Barrens is the Plymouth-Carver Association of soils, which are distinguished by their coarse texture and drought which allow for rapid permeability. The Plymouth-Carver Associations are also low in fertility, which explains why the land was never developed for agricultural purposes. These soils and their underlying geology provide a renewable source of fresh groundwater, receiving an average of 43 to 46 inches of precipitation a year, half of which percolates into the soil. It has been calculated by the Central Pine Barrens Joint Planning and Policy Commission, that the total groundwater recharge over the 100,000-acre Central Pine Barrens is near 164-193 mgd (million gallons daily).

Because many of the soil types found in Southampton have high water tables and rapid permeability, they are vulnerable to contamination by septic systems and leaching fields. Waste from sanitary systems can in turn flow into aquifer reserves and







pollute the drinking water before it can be filtered. Groundwater can also be contaminated by landfills, as well as by fertilizers and pesticides applied in high concentrations on soils where surface water can easily be absorbed into the groundwater supply.

Of the seven soil associations found in the region, the Bridgehampton-Haven Association and Riverhead-Plymouth-Carver Association are most suited to productive farming because of their good drainage and high moisture capacity. The Bridgehampton-Haven series is located on the outwash plains on the south fork extending eastward from Southampton, through Bridgehampton to Amagansett, and has historically been used for the production of potatoes and other vegetables. The Riverhead-Plymouth-Carver series also occurs primarily along the south shore and is mostly wooded or developed today. Because of the limited amount of agriculturally productive soils in Southampton, it is particularly important to preserve these soil associations from losses of topsoil to erosion and development.

Some soil associations have limitations for development uses because of their high susceptibility to groundwater contamination. For example, in areas where Montauk Loam, Sandy Variant occur, installation and maintenance of septic systems for homesite development can be problematic due to restricted infiltration rates through the fragipan, or the till layer of these soils. In areas where the water table is near the surface, effluent from septic systems can contribute to the pollution of ground and surface water bodies.

AQUIFER RECHARGE AREAS

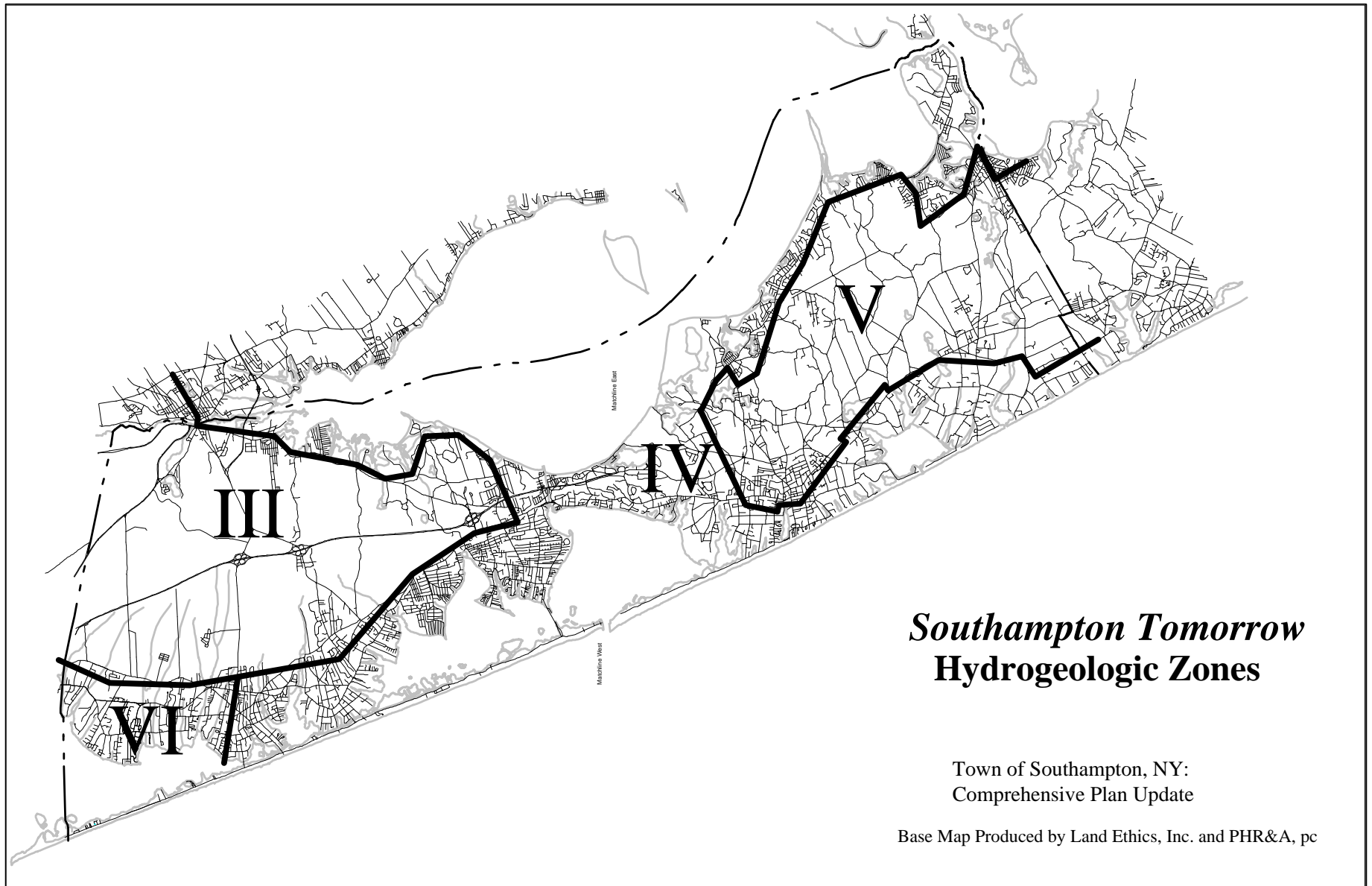
In the Pine Barrens, precipitation percolates into the ground to recharge aquifers at a rate of 350 billion gallons of water annually. As illustrated earlier in Figure 2, the wells of

Southampton are supplied by three main aquifers which overlay each other and are composed primarily of sand and gravel. Two basic types of flow patterns or hydrogeologic zones are evident in Southampton's aquifer. These include those areas that contribute to deep water recharges and those that contribute to shallow water recharges or transmit water to recharge surface waters. More specifically, eight distinct hydrogeologic zones have been identified on Long Island, four of which are located in Southampton. These include zones III, IV, V, and VI (see Map 3).

Zone III is an area that has good groundwater quality in both the Upper Glacial and Magothy aquifers. Zone IV encompasses the northern and eastern portion of the South Fork, and is characterized by shallow flow systems that discharge directly into streams and marine waters. Zone V extends over much of the southern portion of Southampton, discharging into ponds, bays and the Atlantic Ocean. Zone VI is located in southwestern Southampton, with generally high quality water discharging into streamflow and underflow to Moriches Bay.

With regard to health standards, protection of aquifer recharge areas is among the most critical of planning issues. Regional reports, such as The Long Island Comprehensive Special Groundwater Protection Area (SPGA), produced in 1992, has led to legislative action to preserve groundwater resources by the State including, among others The Long Island Pine Barrens Protection Act of 1993.

In another study conducted by Cornell University, entitled Land Use and Ground Water Quality in the Pine Barrens of Southampton, undisturbed portions of the Pine Barrens were compared with adjacent land uses, such as agricultural and residential land. The results of this study identified probable



ground water contamination sources in developed areas and offered potential methods for preventing these problems.

The majority of CAC survey respondents indicated that protection and improvement of water quality should be one of the principal goals addressed in the Comprehensive Plan. Specifically, protecting ground water from actions which may cause pollution is essential for the future of Southampton.

SURFACE WATER AND NUTRIENT LOADING

Surface waters in Southampton can be divided into two categories: tidal surface waters, and fresh (non-tidal) surface waters. Tidal surface waters constitute about 19,310 acres of tidal area alone which are distributed among major and minor bays, coves, ponds and creeks.

Proper water management is crucial for the health of the ecological systems, such as the shellfish and finfish populations which are found in tidal surface waters and are the most sensitive to water degradation. One particular algal bloom, known as Brown Tide, has at various times destroyed much of the bay scallop and shellfish population as well as eelgrass beds. The blooms, caused by the historically unknown species *Aureococcus anophagefferens*, seem to be cyclic. Although the exact cause of the outbreaks is unknown, in 1992 the Suffolk County Department of Health Services released the Brown Tide Comprehensive Assessment and Management Program Report which recommended that pollution abatement strategies be pursued in the Peconic Bay area. Recent research has shown that organic nitrogen may play a role in brown tide development.

Contamination of surface water from stormwater runoff has historically been a problem for Southampton. Consequently, Southampton passed its own Clean Water Bond Act in 1993,

which provided \$2 million to address road runoff. These moneys continue to be leveraged with state dollars, including the 1996 NYS Clean Water/Clean Air Bond Act, thereby enabling the Town to accomplish much in the way of stormwater remediation, both in the Town and in area villages.

Water bodies formed primarily from depressions left in glacial moraine regions not only provide the community with recreational opportunities in the form of swimming and fishing, they also provide habitat areas for many species of plants and animals.

There was a strong consensus among the CAC's to protect water quality in ponds and waterways. Many respondents stated that the various ecosystems in the Town were of a fragile nature and must be protected from the associated impacts of land use. At the Visioning Workshop, participants stated that the loss of environmental resources can not continue. Similarly, 69 percent of respondents to the hamlet CAC surveys indicated that destruction of natural resources is their least favorite aspect of Southampton today.

BIOTIC COMMUNITIES AND SIGNIFICANT NATURAL AREAS

Southampton's wild spaces offer a unique collection of rare and endangered plant and animal species, as well as some of the largest and most significant wetlands and woodlands remaining on Long Island. Five types of natural systems are represented, including estuarine waters, tidal wetlands, freshwater wetlands, open uplands, and barrens and woodlands. Descriptions of these systems follow (see Maps 4W and 4E). Within the Town, these natural systems can be further broken down into 31 distinct biotic communities or ecological community types, a description of which is provided in the legends for Maps 4W and 4E. These mapped occurrences are based on a classification system developed by the New York Natural

Heritage Program and were delineated by the Town of Southampton's Department of Land Management in 1994. Further descriptions of each biotic community type are in the Town's Comprehensive Plan Update Technical Reports.

Estuarine Waters are among the most productive natural environments of Southampton, supporting the valuable commercial and sports fisheries associated with the coastal area. Waterfowl hunting, marinas, boatyards, repairs and supplies, processing operations and tourist related industries comprise some of the spinoff operations associated with the fisheries. Some species dependent on these waters at different periods of their lives are striped bass, bluefish, weakfish, clams and scallops. The estuaries provide a multitude of habitats, circulating nutrients and fresh water that combine to create a highly productive environment. Estuarine waters are also critical as waterfowl wintering areas, as well as for osprey, shorebirds, wading birds, sea turtles and seals.

Tidal Wetlands serve as the buffers between the coastal waters and the land. These areas provide a unique variety of habitats. The mix of freshwater into salt water forms an environment of varying salinities, a condition crucial to the development of certain tidal organisms such as crabs and shellfish.

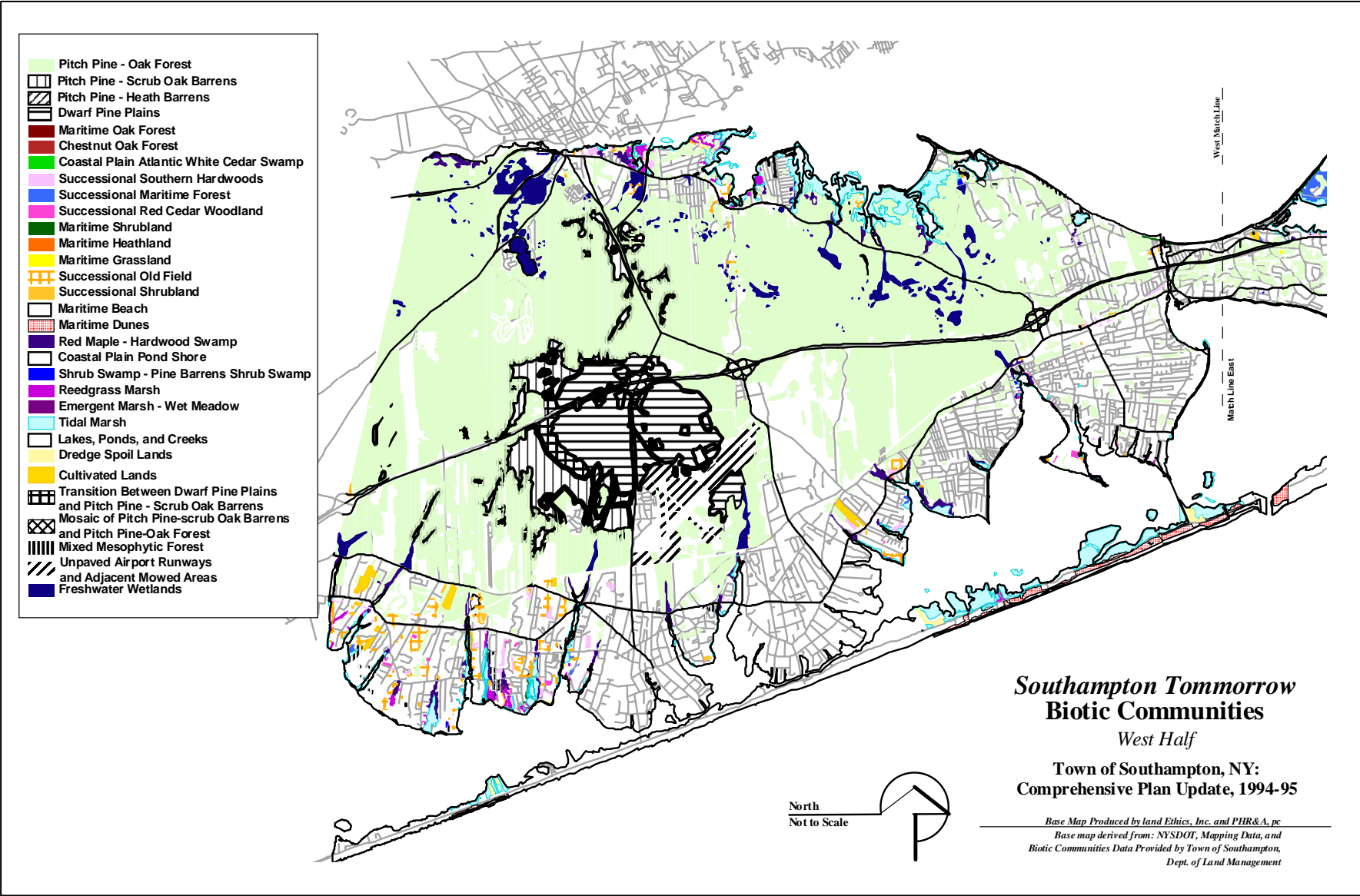
Freshwater Wetlands are described as the subset of wetlands that lie upstream of tidally influenced waters. Numerous types of wildlife require the water provided by ponds, swamps, bogs, wet meadows, stream courses and emergent marshes of Southampton. Many waterfowl, including mallards, black ducks and wood ducks breed and feed in surface waters. Wading birds, songbirds and raptors can be found in abundance, along with amphibians and reptiles, including rarities such as the endangered tiger salamander and the threatened eastern mud turtle.

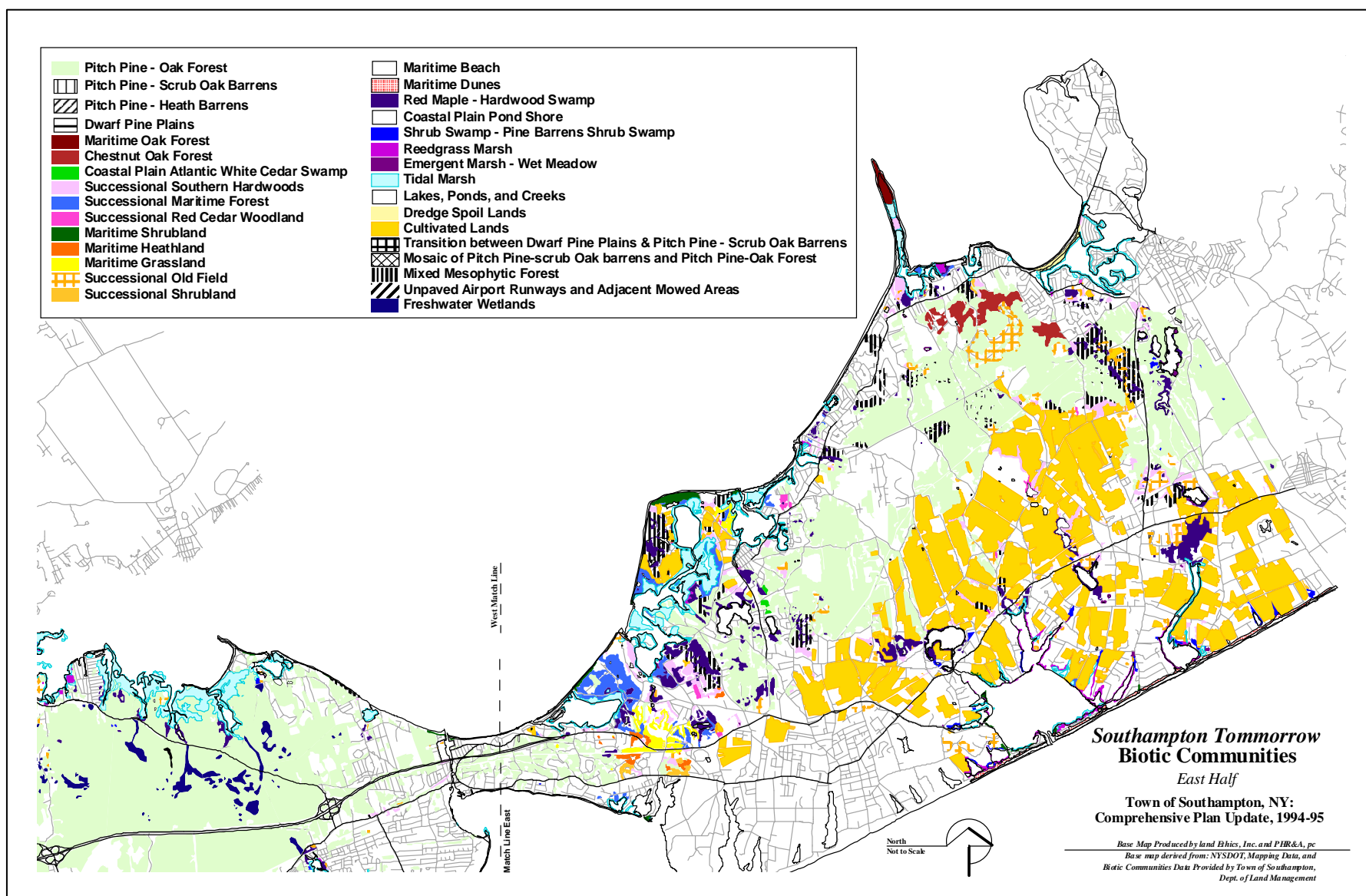
Open Uplands include distinct communities such as grasslands, meadows, and shrub land areas with less than a 25 percent canopy cover of trees. Grasslands are those communities which are dominated by grasses and sedges with an occasional tree or a few shrubs, such as the Shinnecock Grasslands. Shrubland communities are dominated by shrubs and many include scattered trees. These uplands provide habitats for many small mammals, nesting and migrating birds, as well as snakes, insects and other invertebrates.

Barrens and Woodlands are communities that are structurally intermediate between forests and open canopy uplands. Woodlands include communities with a canopy of stunted or dwarfed trees; while the term "barrens" is commonly applied to both savannas and woodlands, such as the pine barrens composed of the pitch pine-oak forest. The barrens and woodlands of Southampton are a fire-adapted community that could eventually be lost if fire were totally suppressed. This change has begun to occur in recent decades where many of the pines have been replaced with oaks and other deciduous trees.

Many species of animals and plants have adapted to the barrens; many birds use cavities in the prevalent dead standing trees as nests, while the shrub and ground layers attract birds, numerous small mammals, snakes, insects and other invertebrates.

Forested Uplands are characterized by forested upland areas with more than 60 percent tree canopy cover. These include the hardwood, pitch pine, and mixed forests that occur on the well-drained, glaciated portions of the coastal plain. There are six distinct forest types recognized within the Town of red cedar forest, pitch pine-oak forest, successional maritime forest, the chestnut oak forest, the mixed mesophytic forest, and successional southern hardwoods.





IMPLEMENTATION STRATEGIES

The Town of Southampton has expressed a strong commitment in its land use code to natural resource conservation. For example, the policies included in *Chapter 292 Subdivision of Land* are based on the preservation and protection of the Town's:

- natural resources including lakes, ponds, streams, tidal waters, wetlands, beaches, dunelands, steep slopes and bluffs;
- floodplains, watercourses, primary sources of groundwater, and natural drainage patterns;
- prime agricultural soils;
- unique vegetation and animal habitat;
- general scenic beauty; and
- historic features.

This is an important policy for implementation of the vision for natural resource preservation and should be reaffirmed. A number of code provisions support this strong commitment to conservation including *Chapter 111 Beaches and Waterways*, *Chapter 158 Environmental Savings Fund*, *Chapter 231 Nature Preserve*, *Chapter 247 Open Space*, and *Chapter 325 Wetlands* among others.

1. WATERSHED PROTECTION

The health of the Town's freshwater and coastal resources is closely linked to land use practices. For this reason, sound management of coastal watersheds is vital to maintaining the quality of the Peconic and South Shore Bays, as well as the network of ponds and streams which tie in with the shore.

The Town of Southampton has recognized this need and is expanding its programs to protect surface waters across the Town. A Local Waterfront Revitalization Plan (LWRP), Harbor Management Plan (HMP) and Inter-Municipal Waterbody Management Plan (IWMP) are being developed, the result of which will be improved watershed protection. Added to this is the Town's Wetland Protection Program (Chapter 325), which has been in place since 1993.

In association with these initiatives, and as an outgrowth of existing programs, the Town should explore further ways of enhancing protection for its fresh and coastal watersheds. These include preparing and implementing watershed corridor protection programs for all of the watersheds which are tributary to the Peconic and South Shore Bays. These programs should have components dealing with public outreach and education, citizen involvement, water quality monitoring, stream, pond and bay restoration, public access, and land protection. The primary goal should be the fostering of watershed stewardship by encouraging local neighborhoods to make a commitment to care for their portion of a watershed, pond, stream or bay through an "Adopt-a-Watershed" program.

☒ ACTION ITEMS

- 1 CONTINUE TO IMPLEMENT THE TOWN'S CURRENT WATERSHED PROTECTION PROGRAMS, INCLUDING THE WETLANDS PROGRAM (CHAPTER 325), THE LOCAL WATERFRONT REVITALIZATION PLAN, THE HARBOR MANAGEMENT PLAN AND INTER-

MUNICIPAL WATER BODY MANAGEMENT PLAN.

- 2 DEVELOP WATERSHED CORRIDOR PROTECTION PROGRAMS WHICH FOCUS ON PUBLIC EDUCATION AND OUTREACH, CITIZEN INVOLVEMENT, WATER QUALITY MONITORING, HABITAT REHABILITATION, LAND PROTECTION AND STEWARDSHIP.**
- 3 IMPLEMENT AN "ADOPT-A-WATERSHED" PROGRAM TO RAISE THE AWARENESS OF WATER RESOURCES AMONG LOCAL NEIGHBORHOODS.**

2. GROUNDWATER AND WELLHEAD PROTECTION

The quality and quantity of the Town's groundwater is of critical importance to the health, safety and economic vitality of the Town in the coming decades. For Town residents, groundwater protection is one of the most critical issues identified in public meetings during development of the plan.

So far, Southampton has made great strides in protecting land areas that are critical for groundwater recharge. Particular attention has been given to preserving forested morainal areas overlying the deepest portions of the groundwater aquifer, as well as to securing wetlands and watershed lands critical to the Peconic and South Shore estuaries. Both regulatory and non-regulatory techniques have been used by the Town to achieve these goals, including the establishment of a widespread Aquifer Protection Overlay District which keeps to a minimum, disturbance of natural vegetation and fertilization. Creative land protection programs have also been implemented, the foremost of which was the 1995 adoption of the Central Pine Barrens Comprehensive Land Use Plan. No less important is the

Town's recently adopted Community Preservation Project Plan, which ties together all of the Town's previous open space plans and puts in place a new, far-reaching program for land and water conservation.

2.1 Groundwater and wellhead plan

At the same time, there is still much which can be done by the Town to enhance protection of the aquifer. In particular, development of a comprehensive groundwater and local wellhead protection plan would greatly advance existing drinking water safeguards.

Key to this study would be the identification and delineation of primary recharge areas based on a study of subsurface soils and geology, and the identification and delineation of specific wellhead protection zones or subsets of the natural aquifer recharge system which contribute water to public drinking water wells. Existing and potential future public water supply wells and wellfield locations would be addressed, as well as existing sources of potential contamination to the underlying groundwater aquifer. Using this information, land management techniques would be developed to ensure that future land use activities do not pose a threat to drinking water quality. Overlay districts, prohibition of certain land uses, large lot zoning, and land protection are some of the management tools which might be used within a specific wellhead protection zone to protect the public water supply.

☒ ACTION ITEMS

- 1 IDENTIFY EXISTING AND POTENTIAL WELLHEAD AND WATER SUPPLY AREAS.**

- ② DELINEATE SPECIFIC WELLHEAD PROTECTION ZONES OR SUBSETS OF THE AQUIFER PRIMARY RECHARGE AREAS WHICH CONTRIBUTE WATER TO PUBLIC DRINKING WATER WELLHEADS.
- ③ DEVELOP A COMPREHENSIVE WELLHEAD PROTECTION PLAN TO PROTECT PUBLIC DRINKING WATER SUPPLIES FROM DEGRADATION AND/OR CONTAMINATION.
- ④ DEVELOP LAND MANAGEMENT TECHNIQUES FOR ENSURING THAT FUTURE LAND USES DO NOT POSE A THREAT TO PUBLIC DRINKING WATER PUMPING WELLS.

2.2 Low density residential development

Presently, the underlying density of the majority of the area within the Aquifer Protection Overlay Zone ranges from CR-200 or a minimum five-acre lot size, to CR-80 or a two acre lot size. There are also other zones, including light industrial and higher density residential zones which are located predominantly along the fringe of the overlay zone and/or conform to the density of existing developed areas.

☒ ACTION ITEM

- ① MAINTAIN LOW DENSITY RESIDENTIAL DEVELOPMENT WITHIN THE AQUIFER PROTECTION OVERLAY ZONE.

2.3 Conserving natural vegetation

Under §330-67 maximum clearing standards and natural vegetation protection standards are defined. In non-residential and multifamily developments, a maximum of 50 percent of the

site can be cleared, while for residential developments, there is a sliding scale of site disturbance as follows:

| Lot Size (Square feet) | Percentage of Site |
|---------------------------|--------------------|
| 1 to 15,000 | 75 |
| 15,001 to 30,000 | 60 |
| 30,001 to 60,000 | 50 |
| 60,001 to 90,000 | 35 |
| 90,001 to 140,000 | 25 |
| 140,001 to 200,000 | 20 |
| 200,001 or greater | 15 |

Section 330-68 of the Town Code restricts fertilized vegetation to 15 percent of the area of the lot. Due to the increased runoff typically resulting from mown grass as opposed to shrub and herbaceous plant masses, this restriction should be expanded to restrict the area of mown turf grass to more than 15 percent of the lot. The Town should also consider revising the existing standards in the Compatible Growth Areas to include these restrictions.

The Town should also consider developing a standardized revegetation program in the Aquifer Protection Overlay District for disturbed sites including a preferred native plant list.

☒ ACTION ITEMS

- ① PROTECT EXISTING NATURAL VEGETATION BY CONTINUING TO LIMIT CLEARING IN THE AQUIFER PROTECTION OVERLAY ZONE.

- ② RESTRICT THE AREA OF MOWN TURF GRASS TO NO MORE THAN 15 PERCENT OF ANY LOT.
- ③ REVISE STANDARDS IN THE COMPATIBLE GROWTH AREAS TO LIMIT CLEARING, LIMIT MOWN TURF GRASS, AND LIMIT FERTILIZER USE AS IN THE AQUIFER OVERLAY ZONE.
- ④ DEVELOP A STANDARDIZED REVEGETATION PROGRAM FOR DISTURBED SITES.

2.4 Maintaining open space in new developments

Under §292-11 and 247-8, the Planning Board may either require or the developer may request the use of a Planned Residential Development. Development under this provision would require that at least 65 percent of the site be preserved as open space in CR-200, CR-120 and R-120 zones, and 50 percent in CR-80 and R-80 zones, and a total of 25 percent of the parcel may be cleared of natural vegetation.

For protecting the natural vegetative cover, results indicate that enforcement methods are more effective and less intrusive on private property holders if the resource is held as a large tract of open space rather than held in small individual lots. For these reasons, the design of new development under the Planned Residential Development requirements of the Code should be required by the Planning Board in the Aquifer Protection Overlay District in CR-200, CR-120, CR-80, R-120 and R-80 zones unless one or more of the following conditions are met in the development proposal and result in a greater protection to the aquifer and natural resources of the site:

1. a reduction of the allowable density on the site; and/or

2. a reduction in impervious surface and clearing of native vegetation required on the site.

However, clearing standards should not be reduced from the sliding scale used in the Aquifer Overlay zone described above. Design standards for new developments should include a requirement for reduced road lengths, therefore reducing site disturbance and increasing preserved open space.

☒ ACTION ITEM

- ① THE PROTECTION OF OPEN SPACE IN NEW DEVELOPMENT UNDER THE PLANNED RESIDENTIAL DEVELOPMENT REQUIREMENTS OF THE CODE SHOULD BE REQUIRED BY THE PLANNING BOARD IN THE AQUIFER PROTECTION OVERLAY DISTRICT UNLESS MITIGATING CONDITIONS ARE MET IN THE DEVELOPMENT PROPOSAL.

2.5 Minimizing impervious surfaces

One of the more critical considerations with respect to protecting an aquifer recharge area is minimizing the amount of impervious surface resulting from development. Minimizing impervious surface can be accomplished by two primary means in the Aquifer Overlay:

1. reducing roadway widths (which will be discussed further in the Transportation Chapter of this Plan); and
2. reducing roadway lengths through the use of cluster subdivisions under §292-11 and §247-8 Planned Residential Development and voluntary reductions of maximum allowable density.

☒ ACTION ITEM

- 1 REQUIRE THE USE OF PLANNED RESIDENTIAL DEVELOPMENT IN ENHANCING AQUIFER PROTECTION WHEN A REDUCTION IN IMPERVIOUS SURFACES IS ACHIEVED.

2.6 Application of Quasi-Public Service Uses District within the Aquifer Protection Overlay Zone

At present, the Town Board may grant a special exception for a variety of land uses in the Aquifer Overlay Zone under *Chapter 330 Article XXII: Quasi-Public Service Use District*. These include athletic stadiums, mobile home parks, transportation centers, golf courses and convention centers among others. These are highly intensive uses that have a potential to negatively impact water quality and should not be allowed in the aquifer overlay zone.

Golf courses have the potential to degrade water quality through the overuse of fertilizers and pesticides. Existing courses in the Aquifer Protection Overlay should be encouraged to use Integrated Pest Management practices. New courses should be permitted only under stringent restrictions designed to protect against potential damage to water quality; they should not be permitted in any environmentally sensitive areas; and a maximum of 15 percent of the site should be maintained in managed turf grasses. Integrated Pest Management practices should be used, and a monitoring of potential groundwater impacts should be conducted by either the Suffolk County Water Authority, New York State Department of Environmental Conservation and/or the Suffolk County Department of Health Services.

☒ ACTION ITEMS

- 1 REQUIRE THE USE OF INTEGRATED PEST MANAGEMENT PRACTICES FOR EXISTING GOLF COURSES WITHIN THE AQUIFER PROTECTION OVERLAY ZONE.
- 2 ESTABLISH RESTRICTIONS DESIGNED TO PROTECT SURFACE AND GROUND WATER QUALITY FOR ANY NEW GOLF COURSES, PARTICULARLY THOSE WHICH MAY IMPACT ENVIRONMENTALLY SENSITIVE AREAS.
- 3 FURTHER RESTRICT OR ELIMINATE INTENSIVE QUASI-PUBLIC USES IN THE AQUIFER OVERLAY ZONE.

2.7 Underground Fuel Storage

Residential underground fuel storage tanks should not be permitted in the Aquifer Overlay Protection District. Fuel storage tanks should be accommodated only in basements and other non-burial locations.

☒ ACTION ITEM

- 1 PROHIBIT RESIDENTIAL UNDERGROUND FUEL STORAGE TANKS IN THE AQUIFER PROTECTION OVERLAY ZONE.

3. PINE BARRENS

The Pine Barrens are regulated by *Article XXIV* of the Zoning Code, the Central Pine Barrens Overlay District which implements the Central Pine Barrens Comprehensive Land Use Plan. Adopted by the State, Suffolk County, and the Town in June of 1995, the Pine Barrens Plan is a multi-jurisdictional

effort to protect the important biotic community that overlays the region's aquifer recharge areas.

The Plan defines a series of interrelated areas (illustrated in Map 1):

- *Core Preservation Area* preserves wild lands within a core reserve, as well as promotes compatible agricultural, horticultural and open space recreational uses but prohibits or redirects new construction or development;
- *Compatible Growth Areas* which discourage piecemeal and scattered development but allow appropriate patterns of compatible residential, commercial, agricultural and industrial development;
- *Critical Resource Areas*, areas designated within the Pine Barrens Plan §4.5.4.1;
- *Planned Development Districts*, which can function as receiving sites for development rights or Pine Barrens credits; and
- *As-of-right Residential Receiving Areas*, which identify receiving sites for development rights or Pine Barrens credits.

Planned Development Districts (PDD), regulated under Article XXVI of the Zoning Code, can be established on a floating zone basis, by submittal of a preliminary development concept plan to the Town Board. Applications for Planned Development Districts can be any one of the following:

- residential
- mixed use
- commercial/industrial

- recreation/tourism
- maritime.

The goal of the PDD is to encourage compact development which preserves open space and natural resources, and directs development toward new or existing communities. In allowing the transfer of development rights out of critical resource areas such as the Pine Barrens and towards existing communities, the Article meets the objectives of the Comprehensive Plan in terms of resource preservation. It also promotes community enhancement and long term transportation goals.

Residential Receiving Areas have been defined as designated receiving areas for Pine Barrens Credits and development rights. These areas will have their density increased above the current zoning level to accommodate the transferred credits without further zoning approvals.

Under the same provision, other parcels can be designated by the Town Board as Residential Receiving Areas, as long as they are not within the Core Preservation Area or within a Critical Resource Area. Generally, development rights or Pine Barrens Credits can only be transferred within the same school district, in order to protect both the tax base and the school capacity of the school districts. This requirement can only be changed with the approval of the Town Board. It should be explicitly stated that Residential Receiving Areas will not be permitted in the Eastern Aquifer Overlay Zone, within Resource Protection Areas as identified in the greenways Chapter of the Plan, or within Scenic Protection Greenways.

When developing within the compatible growth areas, §330-220 A(10) states that, "Where applicable, subdivision and site design shall support preservation of natural vegetation in large unbroken blocks that allow contiguous open spaces to be established." This supports the use and design of cluster

development. As with the Aquifer Protection Overlay Zone, cluster should be the preferred development pattern in the Pine Barrens Compatible Growth Areas, maximizing the amount of open space that can be preserved. The clustering provisions of the Aquifer Protection Overlay zone should apply to site clearing and vegetation standards.

In addition to the regulatory control offered by the Code, the Central Pine Barrens Plan identified a goal of protection through acquisition. The plan set a goal of 75 percent acquisition of the development rights within the Core Preservation Area of the Central Pine Barrens, which stretches for 52,500 acres across the Towns of Brookhaven, Riverhead and Southampton. Of this, nearly 35,100 acres are already protected by Suffolk County, the State, US. Department of Defense, the Towns, and private conservation agencies such as The Nature Conservancy. An additional 14,000 acres is already developed with housing, agriculture, roads, community service facilities and other uses. Approximately 6,500 acres of private, vacant and unprotected lands remain.

Both the State and the County have acquisition programs for lands within the Core Preservation Area. The Suffolk County Drinking Water Protection Program, as well as the recently passed 1998 Suffolk County \$62 million Open Space Bond Act (County Resolution No. 559-1998) provide significant amounts of money for land purchases. Significant state funding is also available through the State Environmental Protection Fund (EPF), the 1996 NYS Clean Water/Clean Air Bond Act and the State Natural Resources Damage Account.

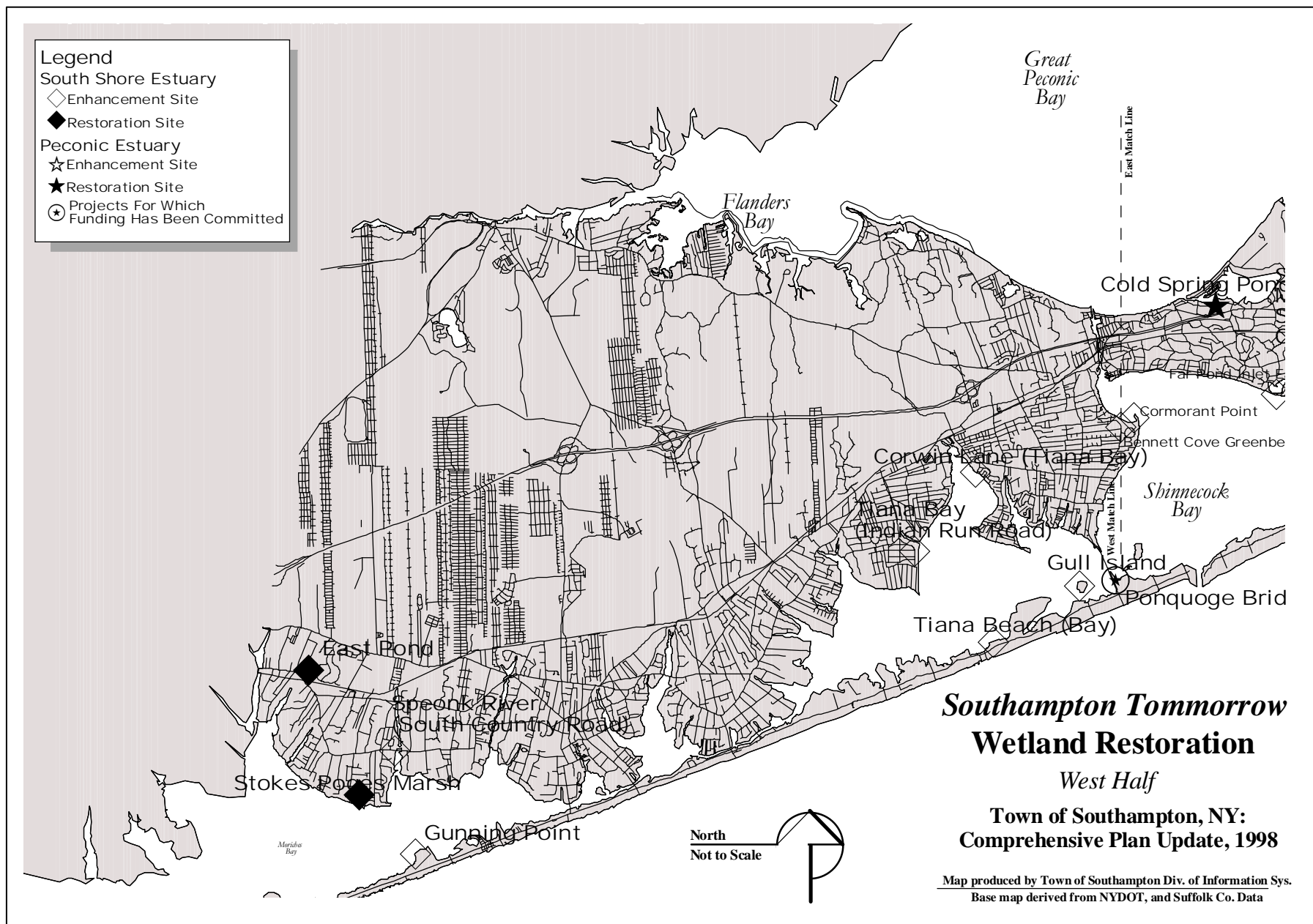
Additional acquisition dollars and mechanisms are needed to achieve the goal of 75 percent acquisition. The Town, working with local non-profit organizations such as the Nature Conservancy, Peconic Land Trust and the Group for the South Fork can develop a coordinated acquisition policy to

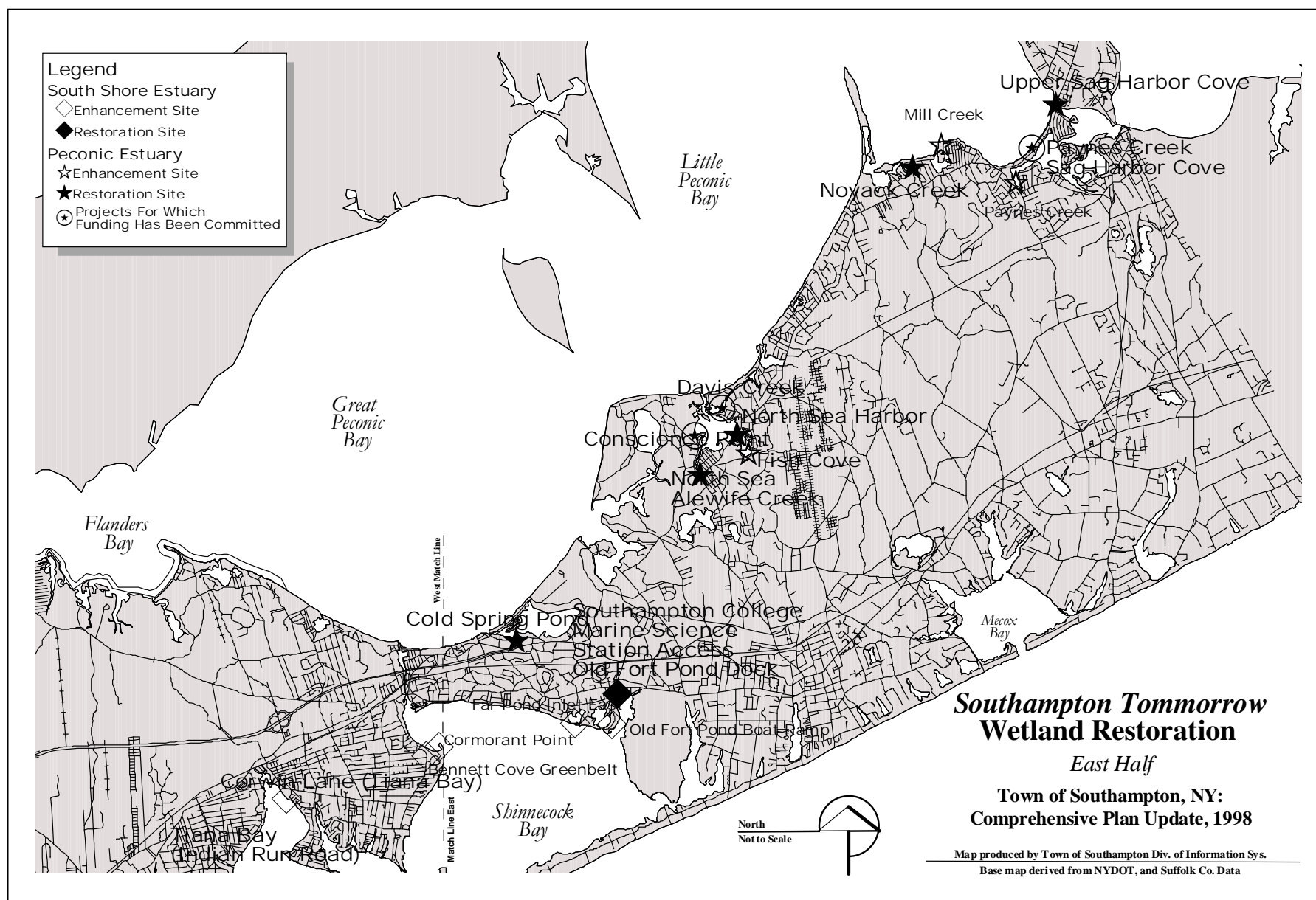
- target potential fee simple donors of parcels for tax benefits;
- target acquisition dollars to achieve contiguous blocks;
- integrate recreational and trail goals with the acquisition of development rights;
- identify potential donors of easements or development rights who may have a compatible use within the Core Preservation Area;
- leverage matching fund strategies through local, County, State, and federal government partnerships; and
- enact a Real Estate transfer Tax Program and use proceeds from the 1998 Community Preservation Project Fund to purchase development rights.

☒ ACTION ITEMS

- ❶ RESIDENTIAL RECEIVING AREAS SHOULD NOT BE PERMITTED IN THE EASTERN AQUIFER OVERLAY ZONE, WITHIN RESOURCE PROTECTION AREAS, PARTICULARLY FARMLAND AND OPEN SPACE PROTECTION AREAS, OR WITHIN SCENIC PROTECTION GREENWAYS AS IDENTIFIED IN THE GREENWAYS CHAPTER OF THE PLAN.
- ❷ CLUSTERING SHOULD BE THE PREFERRED DEVELOPMENT PATTERN IN THE CENTRAL PINE BARRENS COMPATIBLE GROWTH AREAS, MAXIMIZING THE AMOUNT OF OPEN SPACE THAT CAN BE PRESERVED.

- ③ DEVELOP A COORDINATED ACQUISITION POLICY WITH LOCAL, NON-PROFIT CONSERVATION ORGANIZATIONS.
- ④ ENACT A REAL ESTATE TRANSFER TAX PROGRAM AND USE THE PROCEEDS TO PURCHASE DEVELOPMENT RIGHTS.





4. WETLANDS, STREAMS AND SURFACE WATERS

4.1 Wetlands

The purpose of *Chapter 325* of the Town Code is to “protect and conserve its wetlands and the benefits derived therefrom. It is the further policy of this Board to achieve no overall net loss of the Town’s remaining wetlands and to restore and create wetlands, where prudent and necessary, to offset losses and increase the quantity and quality of the Town’s wetland resource base.”

The Town has in place an effective system of wetlands protection. Wetlands are reviewed by the Planning Board for subdivisions, site plans and special exceptions, and by the Conservation Board for residential building permits. Regulated actions include building, on-site disposal systems, filling, clearing, dredging, and cultivation within 200 feet of wetlands.

Within the past few years, the Town’s wetlands protection efforts have focused on wetland restoration and enhancement needs, with major initiatives underway in both the Peconic and South Shore Estuaries. Comprehensive plans for restoration of degraded town-owned wetlands have been completed, in order to restore vital habitat along the shore. At least 23 projects are being targeted, with funding having been committed to four sites so far. These included the Ponquogue Bridge area in the South Shore Estuary, and Davis Creek, Conscience Point, and Paynes Creek along the Peconic Bay. Maps 5W and 5E highlight those wetland restoration and enhancement projects which are currently proposed.

Since a wetlands permit is required for all building permit activity, some relief from the requirements of wetland permits is

found in §335-4 B(10) with an exemption of a second story addition to a building which does not change the overall building envelope.

☒ ACTION ITEMS

- ❶ ENFORCE EXISTING WETLAND PROTECTION REGULATIONS.
- ❷ COMPLETE WETLAND RESTORATION EFFORTS IDENTIFIED BY THE SOUTHAMPTON TOWN DEPARTMENT OF LAND MANAGEMENT.
- ❸ DEVELOP PARTNERSHIPS WITH STATE AGENCIES, CONSERVATION ORGANIZATIONS, AND ACADEMIC INSTITUTIONS TO DEVELOP AN INVENTORY MAP OF THE TOWN’S WETLAND AREAS FOR BOTH REGULATORY AND PUBLIC INFORMATION PURPOSES.

4.2 Buffers

At present, the Town Code, §292-39 and §325-9, lists minimum buffer zones for a variety of land uses:

- 75 feet for turf, fertilizers, pesticides, herbicides, fungicides or similar treatments, landscaping or other clearing or disturbance of natural vegetation;
- 100 feet for structures; and
- 150 feet for wastewater disposal and/or sanitary systems.

Recent research by the Smithsonian Institute's Environmental Research facility and the Center for Watershed Protection has found that the minimum effective width for coastal buffers is 100 feet, therefore the Town's minimum buffer zones should be modified to reflect this finding. Buffers of 100 feet in width which do not allow vegetative clearing, are effective in removing sediment and pollutants. However, they can accomplish this cleansing function for only a portion of the watershed, resulting in a requirement for on-site detention and Best Management Practices (BMP) systems in other areas of the watershed.

☒ ACTION ITEM

- ❶ REQUIRE A MINIMUM 100 FOOT NO-CLEARING BUFFER FROM EXISTING WETLANDS.

4.3 Stormwater Detention

Public Efforts: The Town has completed two phases of a \$2,000,000 clean Water Bond Act passed in 1993. The goal for this project is to construct stormwater drainage improvements to protect the quality of surface waters from stormwater road runoff. Phase I completed a total of 17 remedial projects, resulting in the installation of 279 stormwater detention and infiltration structures at approximately 100 roads. Phase II targeted 21 construction projects during 1995. In 1998, the Town of Southampton received \$680,000 from the 1996 NYS Clean Water/Clean Air Bond Act to continue with Phases III and IV of the Stormwater Abatement Program. Future proposed stormwater abatement projects are depicted in Maps 6W and 6E.

Stormwater detention from roads is an essential component in developing a comprehensive protection strategy for the Town's

natural resources and surface water quality. Stormwater runoff from roads degrades the quality of surface waters due to the high concentrations of contaminants, most of which are derived from petroleum products and other toxins. Further public projects addressing stormwater detention should be undertaken as necessary to minimize stormwater runoff into surface waters.

The Town has also recently begun work at Paynes Creek, Davis Creek, Conscience Point and Ponquogue Bridge wetlands restoration projects. These projects serve vital functions in restoring the natural cleansing functions of these areas, as well as restoring habitat. It is not appropriate, however, to use these restored wetlands as filters for stormwater runoff, since the additional sediments, nutrients and toxins will overwhelm and destroy these systems.

Private Lands: The Town of Southampton requires on-site retention for subdivisions and commercial site development plans. *Section 292-37* which describes the drainage requirements of a subdivision states that "all stormwaters shall be recharged into the subsurface groundwater reservoir, and no system will be allowed which directly discharges such waters into any surface water area or into a fresh or salt marsh." Detailed road drainage plans must be approved before a subdivision can proceed.

There are also requirements for on-site detention or BMPs on-site development plans. With respect to site plans, all commercial and industrial development should have on-site detention requirements, and recommended BMPs such as those illustrated in Figures 3a, 3b and 3c. This is particularly important for retaining runoff from paved parking lots which contains petroleum products, sediment and other toxic products.

☒ ACTION ITEM

- 1 REQUIRE ON-SITE STORMWATER DETENTION FOR ALL COMMERCIAL AND INDUSTRIAL DEVELOPMENTS.

4.4 On-site Disposal Systems

Leaching effluent from malfunctioning on-site disposal systems is a serious problem with respect to surface water quality. In order to encourage the replacement or upgrading of these systems, a building permit for renovation or reconstruction of an existing structure should carry with it the requirement for inspection of the on-site disposal system by the Suffolk County Health Department. If the system is found to be failing or in danger of failing, the Town should require action as a condition of granting an occupancy permit.

☒ ACTION ITEMS

- 1 REQUIRE THE INSPECTION OF ON-SITE DISPOSAL SYSTEMS FOR EXISTING STRUCTURE RENOVATION AND/OR RECONSTRUCTION.
- 2 DEVELOP PARTNERSHIPS WITH STATE AGENCIES, CONSERVATION ORGANIZATIONS, AND ACADEMIC INSTITUTIONS TO DEVELOP AN EXTENSIVE BIOLOGICAL SURVEY OF THE TOWN'S INLAND LAKES, PONDS, STREAMS AND WETLANDS TO ASSESS POLLUTION DAMAGE TO WATER QUALITY.

4.5 Fuel Storage Tanks

To reduce the danger of fuel spills during storm events, above ground fuel storage tanks should be properly anchored in flood areas identified on the Federal Insurance Rate Maps (FIRM).

☒ ACTION ITEM

- 1 REQUIRE THAT ABOVE GROUND FUEL TANKS BE PROPERLY ANCHORED IN FLOOD AREAS.

5. COASTAL AREAS

As a coastal area, the Town of Southampton draws much of its identity from the water resources that surround the region. As presented in the Fisheries chapter, healthy fisheries support not only their own industry, but also the tourism and second-home industries. As such, addressing existing and future land uses along coastal areas in terms of development impacts to coastal resources and existing fisheries is an important cornerstone in crafting a plan for *Southampton's Tomorrow*.

In October 1997, the New York State Department of State provided the Town with \$70,000 in Environmental Protection Fund (EPF) Local Waterfront Revitalization Program (LWRP) funds for the preparation of a Local Waterfront Revitalization Program, Intermunicipal Waterbody Management Plan (IWMP) and Harbor Management Plan (HMP) for the South Shore Estuary Reserve and Peconic Estuary areas of Southampton.

Local Waterfront Revitalization Program (LWRP): The main objective of the LWRP is to locally prepare a comprehensive plan for the coastal land and water uses. Important issues to be addressed include public access enhancement, waterfront redevelopment, harbor management, wetlands restoration, scenic and historic resource protection, shellfish management

and water quality improvement. The IWMP and the HMP will be included as components of the LWRP. The boundaries of the Town's LWRP study area are illustrated in maps 7W and 7E.

Intermunicipal Waterbody Management Plan (IWMP): The Town of Southampton, in cooperation with the incorporated villages of Quogue, Westhampton Beach, Southampton, Sag Harbor and North Haven, will develop a comprehensive management plan addressing non-point source pollution. The main objective of this plan is to develop regional agreements that would limit and prevent land-based sources of surface water pollution.

Harbor Management Plan (HMP): The Town of Southampton Department of Land Management and Town Trustees will develop a management plan for the Peconic and South Shore Estuary waterways. The goal of this plan is to provide long-term protection of commercial and recreational water-dependent uses, as well as to plan for sustainable and equitable use.

Resource Management Plan (RMP): The Town's Department of Land Management, in cooperation with the Town Trustees and Town Board will prepare a management plan to enhance and/or maintain the sustainable use and development of finfish, shellfish and other resources of the Shinnecock and Mecox Bay areas by building on previous studies. A major goal of the RMP is to provide new management strategies that will revitalize Southampton Town's fishery industry.

Completion of the LWRP, IWMP, HMP and RMP will result in a comprehensive management plan for all waterfront and underwater areas in the Town of Southampton. These plans are scheduled to be completed by June, 2000.

5.1 Barrier Islands

Barrier islands are ecologically fragile and quite vulnerable to storms and erosion. Their small size coupled with a comparatively large number of associated faunal and floral species make them rich biologically. The impacts of flooding and erosion along these ocean barrier islands make them extremely vulnerable to sea level rise, hurricanes and storms, as well as human use and development.

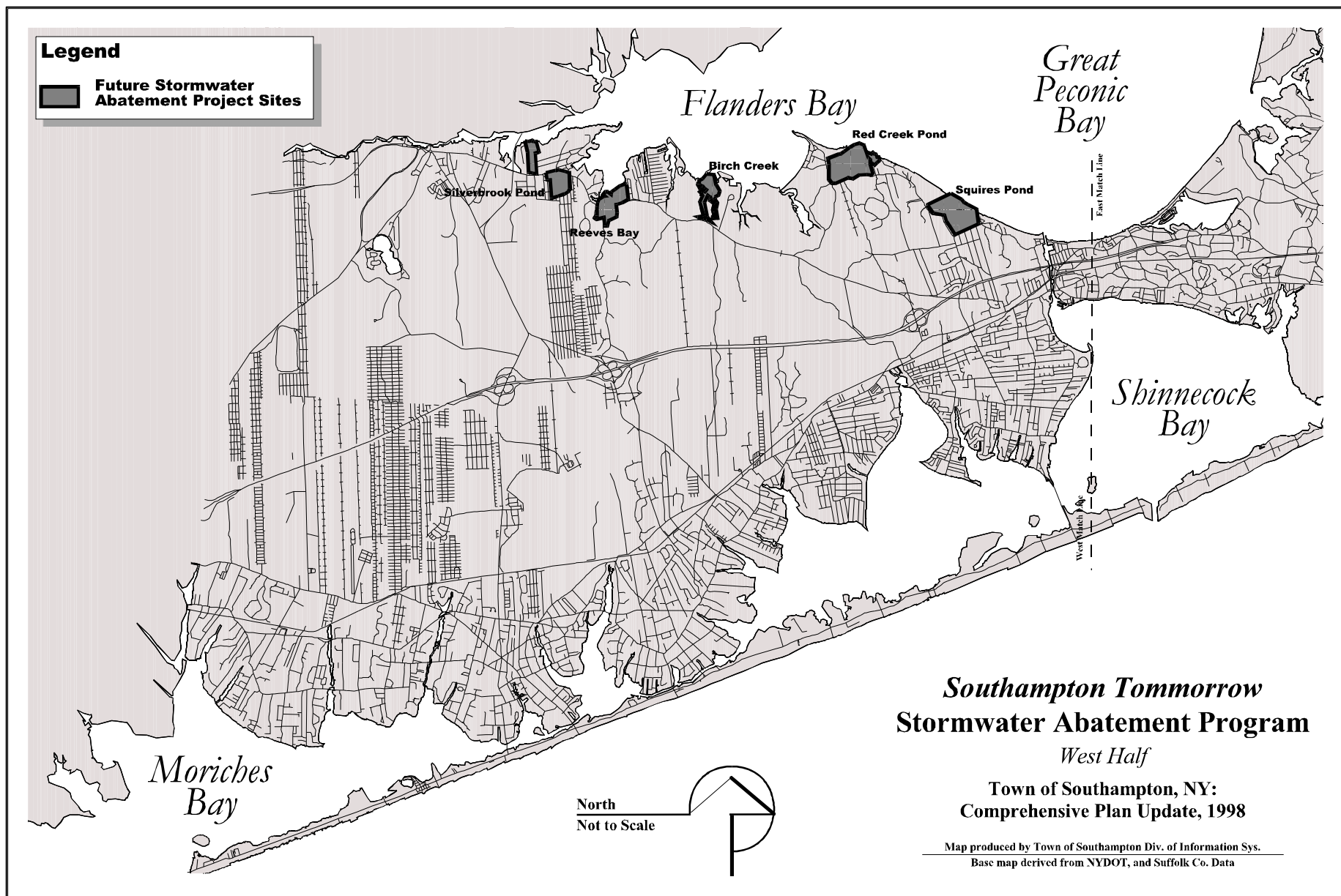
Breaches in the natural protective formations of the primary and secondary dunes can cause long-term damage to these systems which are exacerbated by the presence of perpendicular Town Trustees roads, some of which are paved, providing access to beach areas.

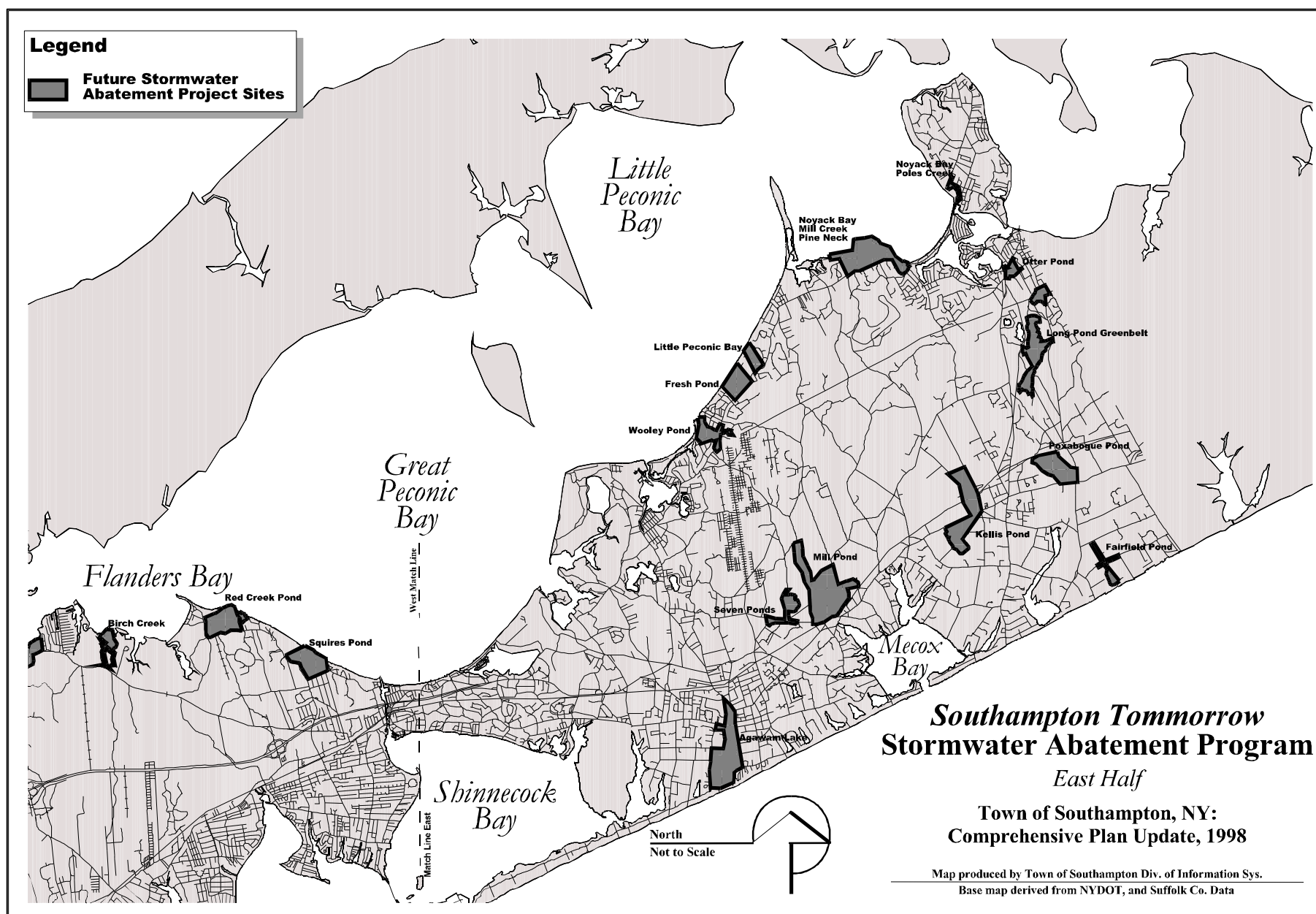
In the early 1990s, severe storm activity combined with natural coastal geologic processes to cause extensive flooding and erosion of Southampton's south coast. This caused significant damage to oceanfront property, municipal infrastructure, commercial fishing docks, and recreational beaches. These events, together with widespread public concern over the economic, environmental, social and engineering implications of these losses, led to the South Shore DGEIS. The intent of the DGEIS is to recommend and outline practical actions which the Town can implement to address erosion along the Atlantic Coast on both an immediate and long-term basis.

As part of the coastal management program, the Town should adopt a policy of strategic retreat in ocean fronting areas. Strategic retreat means:

- a mechanism for the elevation and relocation of a structure further from the Coastal Erosion Hazard line; or
- public acquisition of subject properties.

Hardened shore structures, such as jetties, revetments, and bulkheads are now generally recognized as being environmentally damaging by preventing the natural inland and long-shore migration of beaches. This has been shown to cause serious long-term consequences such as washouts, flooding, and accelerated erosion to areas down-drift of the structure(s).





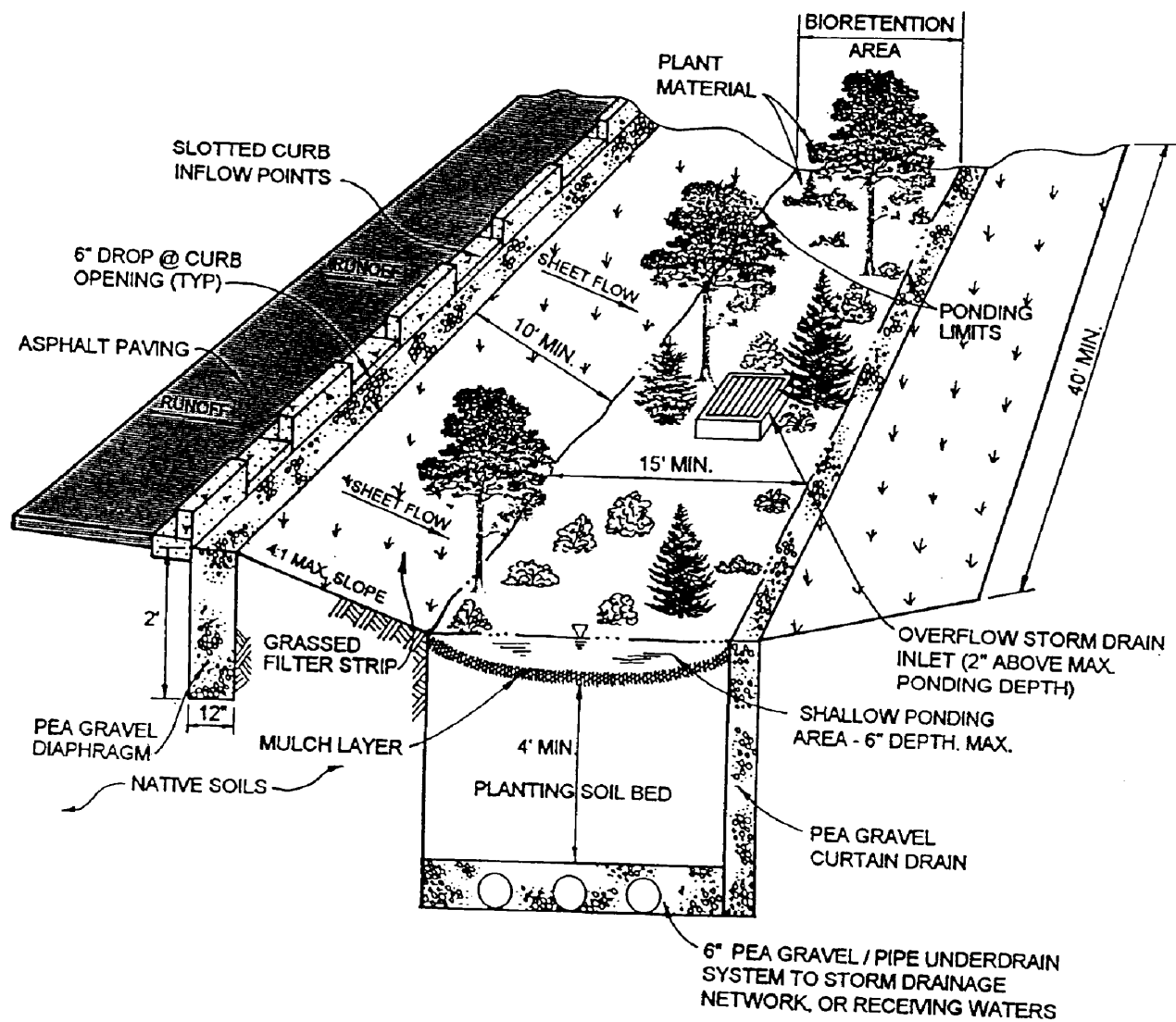


Figure 3a: The use of bio retention in parking lots to treat stormwater runoff.

Source: *Site Planning for Urban Stream Protection*, MWCOC, 1995

Figure 3b: Perimeter Sand Filter for use in parking lots.

Source: *Site Planning for Urban Stream Protection*, MWCOG, 1995

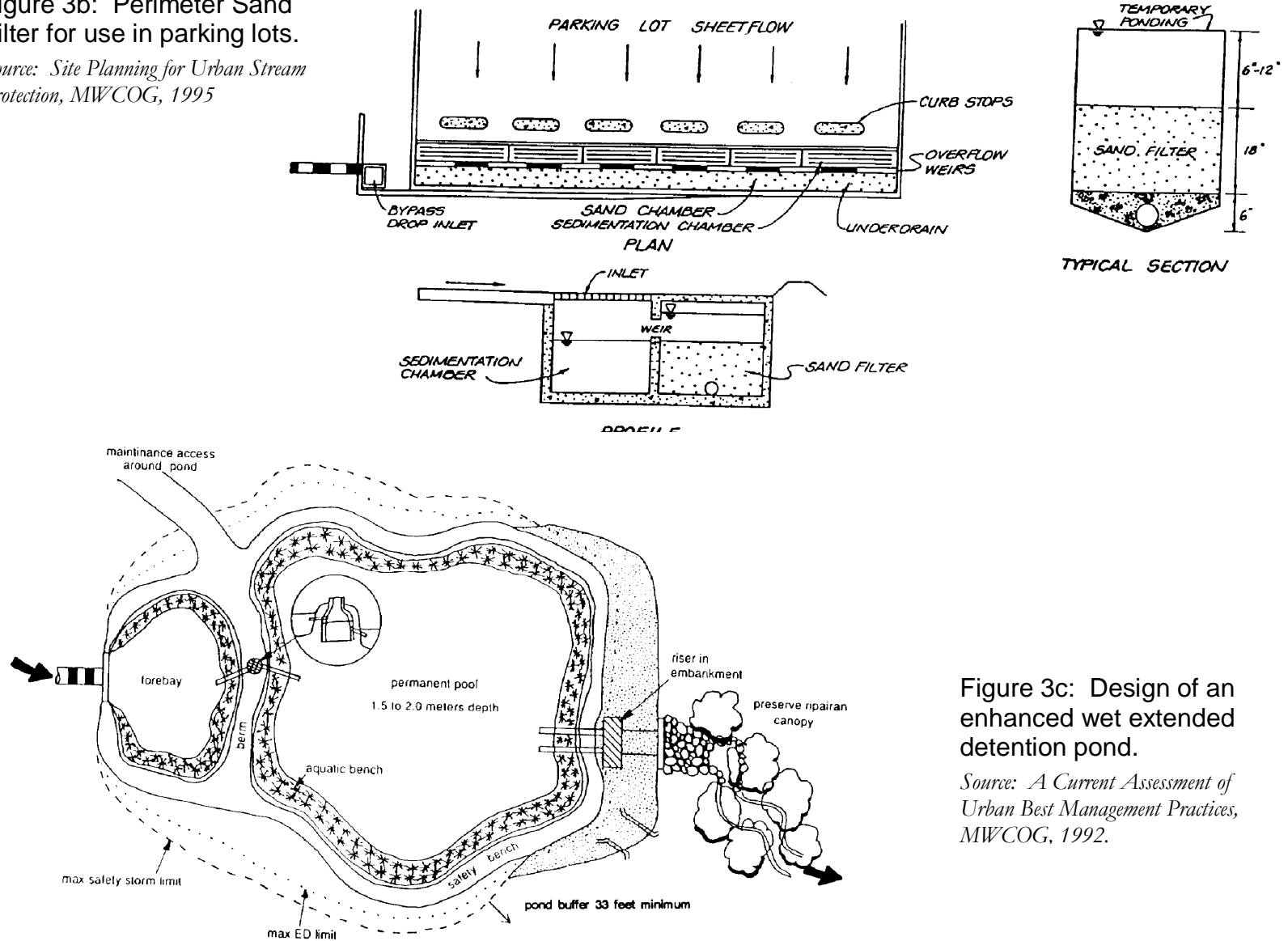


Figure 3c: Design of an enhanced wet extended detention pond.

Source: *A Current Assessment of Urban Best Management Practices*, MWCOG, 1992.

Additional erosion and habitat destruction is caused by private vehicular use on area beaches. This is of particular concern during the summer months when pedestrian/vehicle conflicts are likely, and the hazard to nesting colonial waterbirds and piping plover are great.

Off-road vehicle access is usually available at road endings accessing the public beaches. *Section 111-32* generally prohibits daytime access between 9a.m. and 6p.m. during the spring and summer months. This provision of the Code should be tightened to exclude all vehicular access during the spring and summer months in identified sensitive areas.

☒ ACTION ITEMS

- ❶ AS PART OF THE COASTAL MANAGEMENT PROGRAM, THE TOWN SHOULD ADOPT AN EXPLICIT POLICY OF STRATEGIC RETREAT IN OCEAN FRONTING AREAS.
- ❷ AS PART OF THE COASTAL MANAGEMENT PROGRAM, THE TOWN SHOULD INSTITUTE A POLICY PROHIBITING THE CONSTRUCTION OF HARDENED STRUCTURES ON THE OCEAN-SIDE OF BARRIER ISLANDS.
- ❸ PREPARE A SOUTH SHORE GEIS AS PART OF A COASTAL MANAGEMENT PROGRAM TO ASSIST THE TOWN IN DEVELOPING POLICIES TO AMEND §138 COASTAL EROSION HAZARD AREAS.
- ❹ DEVELOP CLEAR POLICIES AND GUIDELINES FOR DETERMINING WHETHER NEW INLETS OR BREACHES IN THE BARRIER ISLAND SHOULD REMAIN OPEN OR CLOSED.
- ❺ REVISE §111-32 OF THE TOWN CODE TO PROHIBIT PRIVATE VEHICULAR USE ON BEACHES DURING THE SPRING AND SUMMER MONTHS IN IDENTIFIED SENSITIVE AREAS.
- ❻ STRICTLY ENFORCE §111-28 TO CONSERVE BARRIER ISLAND VEGETATION, DUE TO ITS SIGNIFICANCE FOR RARE MIGRATORY BIRDS AND LEPIDOPTERA.
- ❼ ESTABLISH COASTAL ECOLOGICAL PRESERVE AREAS, GIVING PRIORITY ATTENTION TO DESIGNATED FISH AND WILDLIFE HABITAT AREAS, AND RARE OR PARTICULARLY VALUABLE WETLAND AND AQUATIC COMMUNITY TYPES.
- ❽ GIVE SPECIAL PRIORITY IN LAND ACQUISITION TO PRESERVING RARE SHOREBIRD AND COLONIAL WATERBIRD NESTING SITES, AND PLAY AN ACTIVE ROLE IN PROTECTING, MANAGING AND MONITORING ENDANGERED PIPING PLOVER AND TERN NESTING SITES.
- ❾ DEVELOP PARTNERSHIPS WITH CONSERVATION ORGANIZATIONS, LOCAL CIVIC GROUPS, AND ACADEMIC INSTITUTIONS TO PROMOTE COMMUNITY AWARENESS AND SUPPORT FOR PRESERVING MARINE BIODIVERSITY AND COASTAL ECOSYSTEMS.
- ❿ ENCOURAGE OCEANFRONT LANDOWNERS TO UTILIZE SHARED ACCESS POINTS FOR CROSSING THE DUNES.

6. SENSITIVE HABITATS, ENDANGERED SPECIES, AND HABITAT RESTORATION

6.1 Significant Natural Areas

In addition to the Pine Barrens community described previously, the Town of Southampton includes a variety of other significant natural areas which have been identified by the Town in the 1986-87 Open Space and Greenbelt Acquisition Program, as well as in updates to that plan in the form of the 1995-96 Open Space and Greenbelt Acquisition Program Report and the Community Preservation Project Plan, dated August 25, 1998 (see maps 8W and 8E).

While acquisition programs for the protection of these sensitive areas will be described in the Greenways and Open Space Chapter, the Southampton Code provides for additional protection to these important natural features. Under *Chapter 292 Subdivision of Land*, the stated purpose of the regulations is the preservation and protection of natural resources. Under §292-11 *Planned Residential Development* the Planning Board has the discretion to require a subdivision applicant to cluster development in order to protect environmentally sensitive areas. The 1986-87 and 1995-96 Open Space and Greenbelt Acquisition Program reports both recommended clustering to protect open space and it was again recommended as an important preservation tool in the Town's 1998 Community Preservation Project Plan.

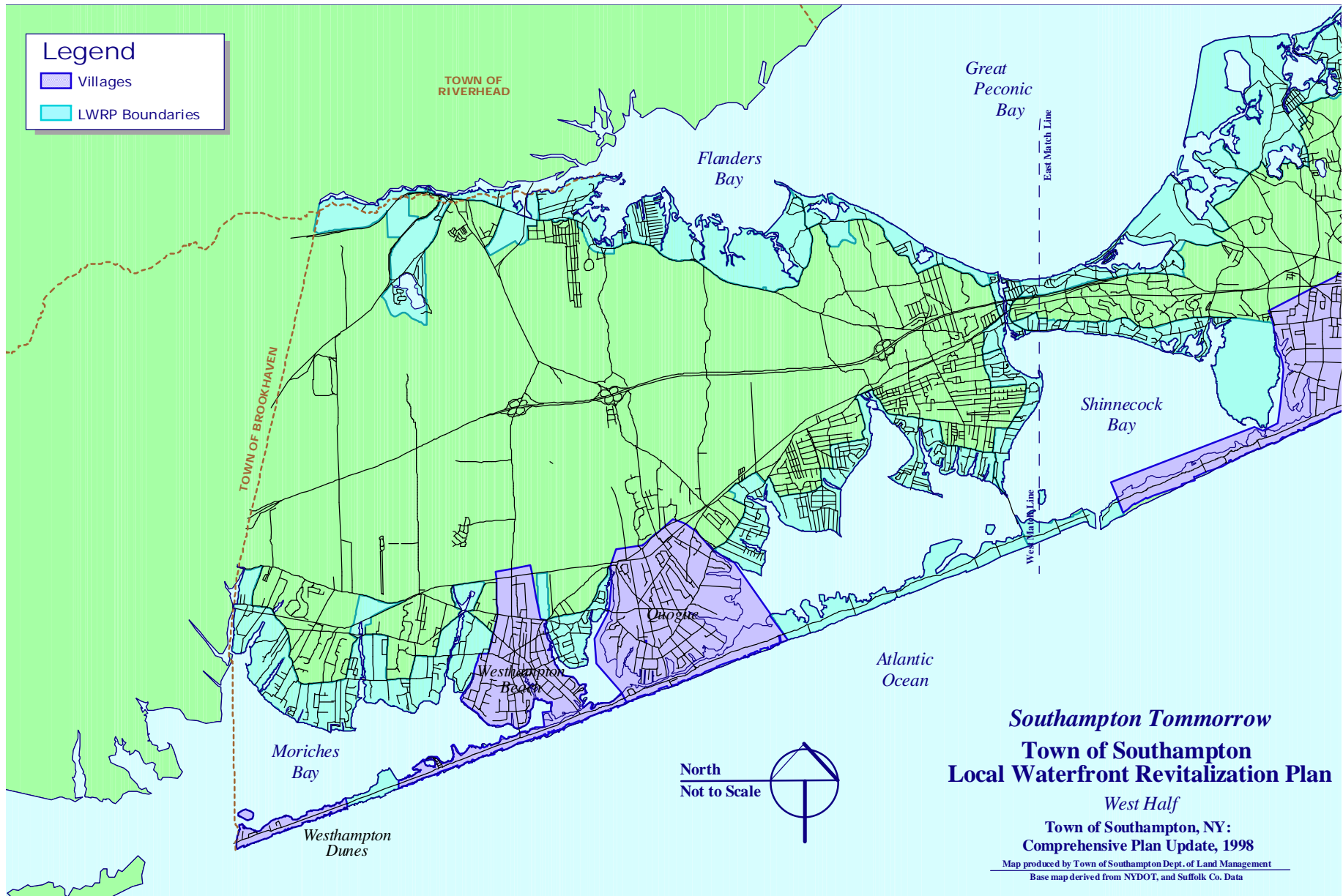
The passage of the referendum on the Community Preservation Project Plan on November 3, 1998, was a major victory for the Town. It will enable Southampton to preserve thousands of acres of open space, wetlands, trails, and agricultural land, as well as hamlet greens, recreational parks and historic sites.

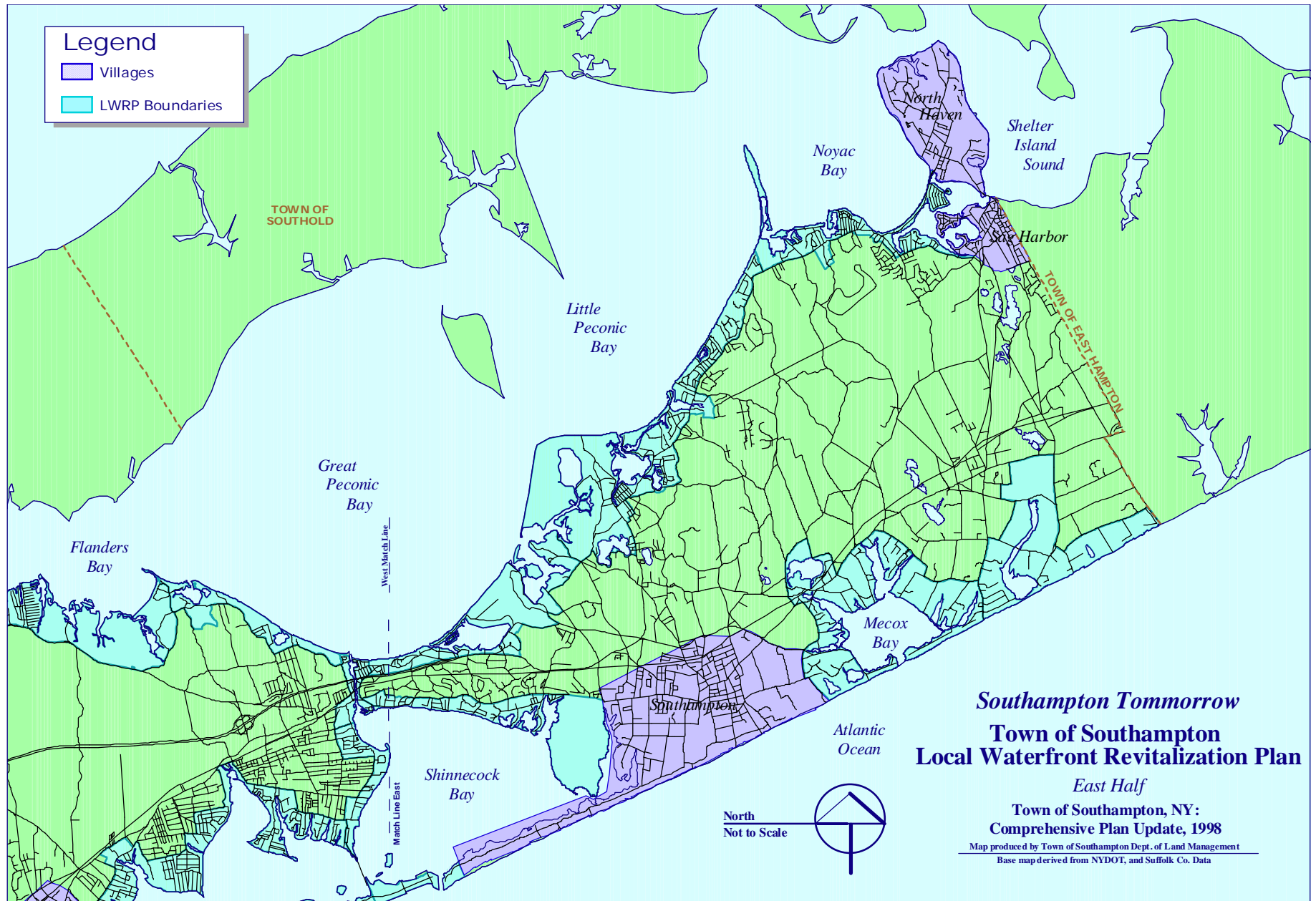
Maps 8W and 8E depict areas which would be targeted for protection using Community Preservation Project Funds.

While certain ecologically-critical land and water areas warrant protection through acquisition, it is envisioned that a combination of both regulatory and non-regulatory land protection tools can achieve significant protection for important habitats and resources. Two specific local initiatives warrant consideration. The first would be to develop coordinated management plans for all of the Town-identified open space target areas, thereby encouraging land uses which respect the environmental sensitivity of these natural lands.

The second initiative would be to designate certain portions of the Town as Natural Area Overlay Zoning Districts. This would be accomplished by establishing natural area overlay zones which complement the goals in the open space management plans, wherein certain environmental protection standards would have to be met to better conserve natural resources.

The use of cluster development design as an effective means of protecting open space and environmentally sensitive areas has been proven in the Town and should be reaffirmed at this time. As stated previously, it would be appropriate to set certain open space requirements in the Code. For a Planned Residential Development outside of agricultural or aquifer protection areas, the requirement should be set on a sliding scale with respect to the minimum lot size of the underlying zone. In addition, Transfer of Development Rights (TDR), Purchase of Development Rights (PDR), and negotiated density reduction are tools that should be used to protect these resource areas. Coordinated management plans for all of these areas should be developed using the Long Pond Greenbelt Management Plan as a prototype, and new zoning districts developed to complement the management plans.





Protection for sensitive habitats is also afforded by §292-39 *Preservation and Protection of the Natural Environment*. This provision defines a minimum buffer of 75 feet in width for natural area buffers on surface waters and wetlands. As stated previously, current research suggests that the minimum effective buffer width is 100 feet, and it is recommended that the width should be amended accordingly.

The Town should also encourage the use of native species in landscape plantings, particularly in the Pine Barrens Compatible Growth Areas. Using native plants helps to maintain the ecological diversity of the landscape by encouraging the propagation of disappearing native vegetational genotypes. The Town should specifically prohibit the use of invasive non-native species in landscape plans such as the following:

| | |
|------------------------------|----------------------|
| <i>Polygonum cuspidatum</i> | Bamboo |
| <i>Celastrus orbiculatus</i> | Asiatic bittersweet |
| <i>Lonicera japonica</i> | Japanese honeysuckle |
| <i>Lonicera mackii</i> | Amur honeysuckle |
| <i>Ligustrum sinense</i> | Chinese privet |
| <i>Rosa multiflora</i> | Multiflora rose |
| <i>Eleagnus umbellata</i> | Autumn olive |
| <i>Pinus nigra</i> | Black pine |
| <i>Berberis thunbergii</i> | Japanese barberry |
| <i>Acer platanoides</i> | Norway maple |
| <i>Hibiscus syriacus</i> | Rose of Sharon |
| <i>Lythrum salicaria</i> | Purple loosestrife |

☑ ACTION ITEMS

- ❶ DEVELOP COORDINATED MANAGEMENT PLANS FOR ALL OF THE TOWN IDENTIFIED SIGNIFICANT NATURAL AREAS.
- ❷ ENACT NEW ZONING DISTRICTS WHICH COMPLEMENT THE GOALS IN THE MANAGEMENT PLANS.
- ❸ REQUIRE THE USE OF CLUSTERING, TDR AND PDR TO PROTECT RESOURCES IN NEW DEVELOPMENTS WHICH INCLUDE IDENTIFIED SIGNIFICANT HABITAT AREAS ON SITE.
- ❹ ENCOURAGE THE USE OF NATIVE PLANTS IN LANDSCAPE PLANTINGS AND PROHIBIT THE USE OF INVASIVE NON-NATIVE SPECIES.

6.2 Habitat Restoration

Local habitat restoration efforts which are part of proposed developments are often unsuccessful due to insufficient conditions relative to the long-term environmental protection guarantees. According to Department of Land Management reports, the reasons for specific project failures include a lack of verifiable project criteria, failure to implement agreed upon criteria, lack of long-term monitoring, and lack of long-term funding to ensure that all recommended components of restoration strategies are implemented.

Dredging typically results in significant physical alteration of marine and coastal ecosystems, including: habitat destruction, biodiversity loss, sedimentation and siltation of bottom biota and surface waters, toxic pollution, and damage to shellfish beds

and finfish nursery areas. To better protect marine and coastal ecosystems, Southampton Town should work in conjunction with the state to establish and implement strict environmental performance standards for all dredging and/or channelization projects.

STANDARDS FOR ALL DREDGING AND/OR
CHANNELIZATION PROJECTS.

☒ ACTION ITEMS

- ❶ EXTEND EXISTING FOREST COVER RESTRICTIONS TO SIGNIFICANT HABITAT AREAS AS A STRATEGY TO MINIMIZE THE CLEARING OF EXISTING AND NATIVE VEGETATION.
- ❷ DEVELOP HABITAT RESTORATION POLICIES AND ENVIRONMENTAL PERFORMANCE STANDARDS RELATIVE TO THESE POLICIES.
- ❸ TARGET REEVES BAY AS A PILOT RESTORATION AREA TO DEVELOP A MULTI-TIERED APPROACH TO HABITAT DESTRUCTION, BIODIVERSITY LOSS, WATER QUALITY DEGRADATION, AND CONTAMINATED SHELLFISH BEDS.
- ❹ DEVELOP PARTNERSHIPS WITH LOCAL CONSERVATION ORGANIZATIONS, CIVIC GROUPS, AND ACADEMIC INSTITUTIONS TO ASSIST IN THE REHABILITATION AND RESTORATION OF DAMAGED WETLAND AREAS.
- ❺ WORK IN CONJUNCTION WITH THE STATE AND U.S. ARMY CORPS OF ENGINEERS TO ESTABLISH AND IMPLEMENT STRICT ENVIRONMENTAL PERFORMANCE

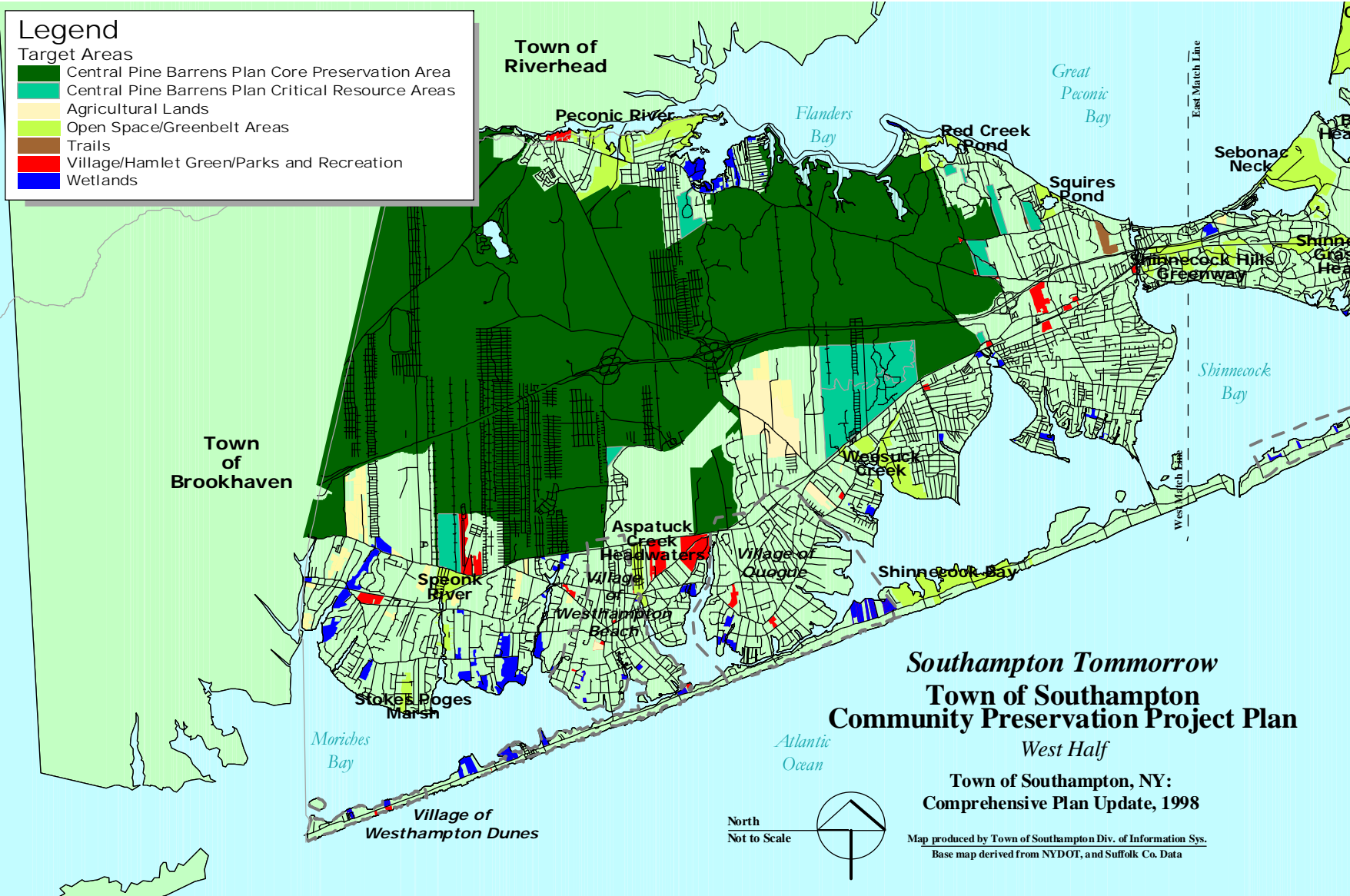
7. FOREST COVER

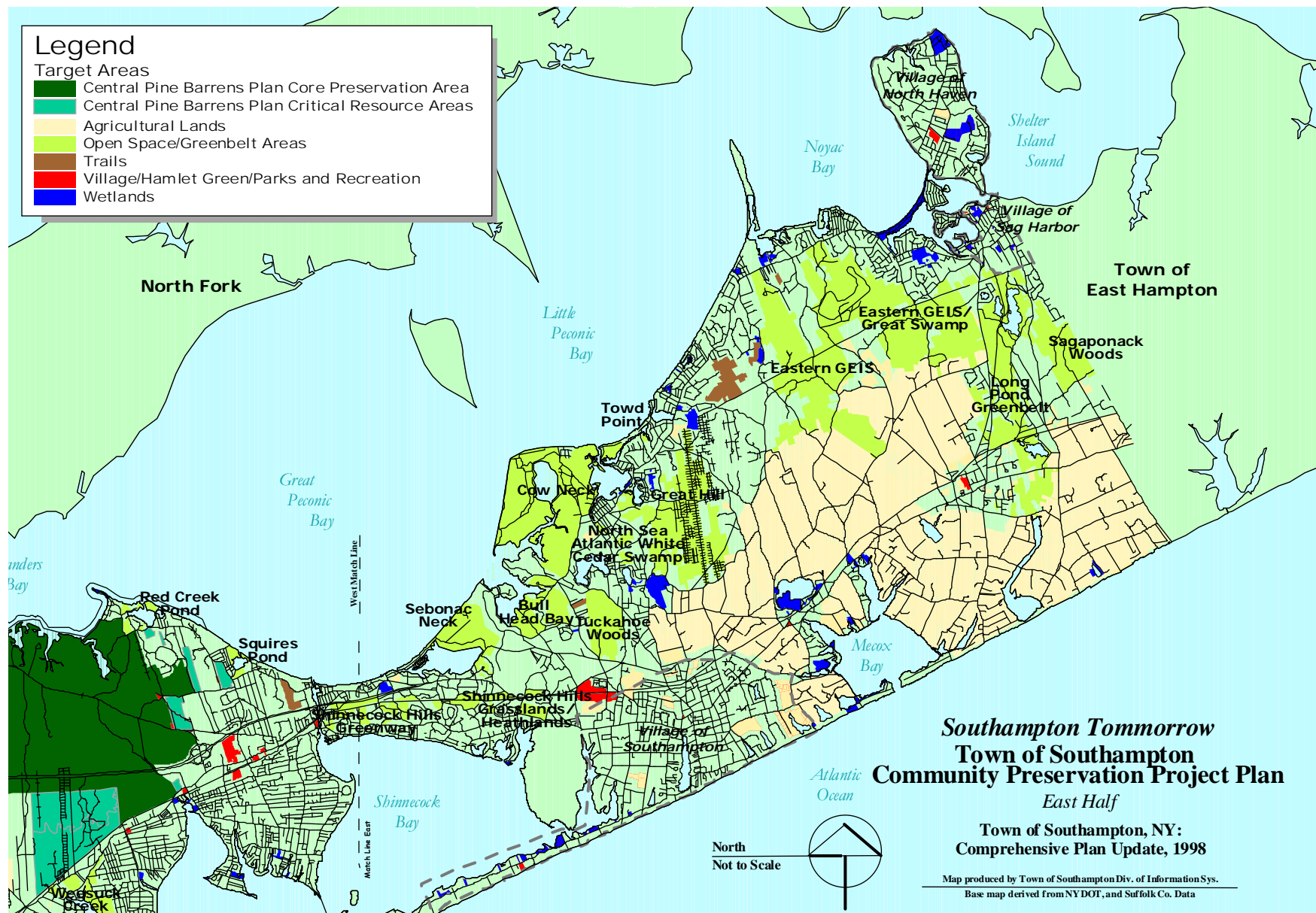
Existing forest cover, both in the Pine Barrens and as part of the other biotic communities identified in the Natural Resources Technical Report, is an extremely important natural resource. It is protected in the existing Town Code through several means. *Chapter 308 Protection of Vegetation* provides penalties for the removal of trees and other vegetation from the private property of another or on public property. This provision, along with *Chapter 229 Protection of Natural Resources* allows the Town to enforce its property interest rights in the protection of trees and other existing vegetation on any Town owned property, or open space easements.

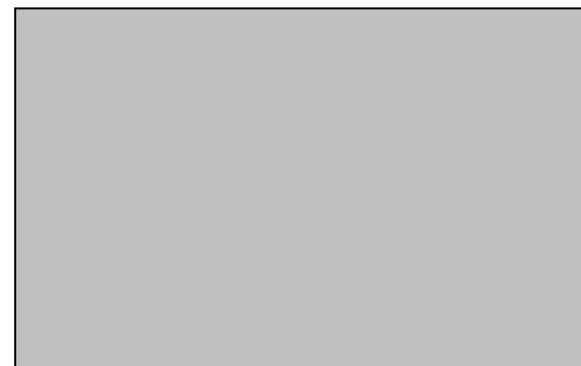
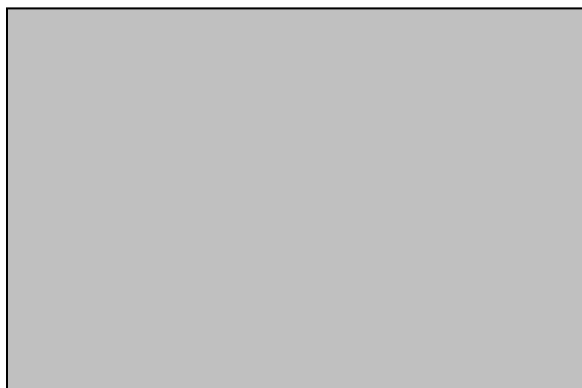
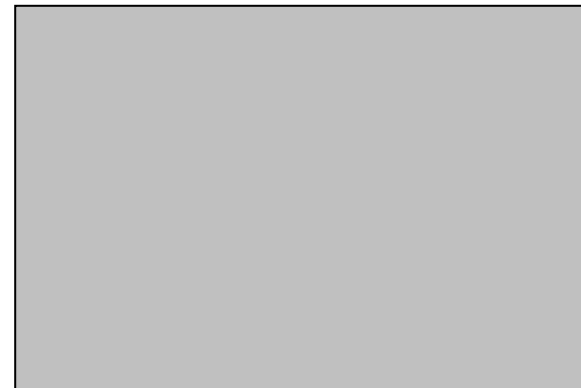
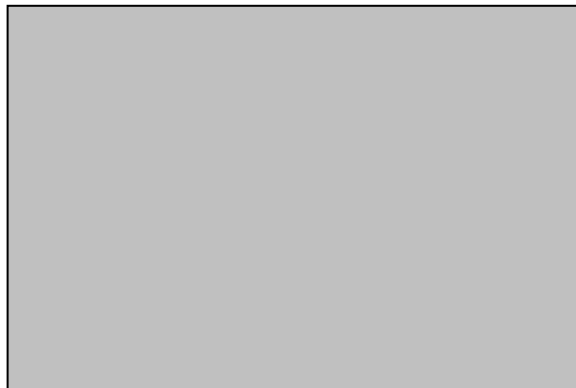
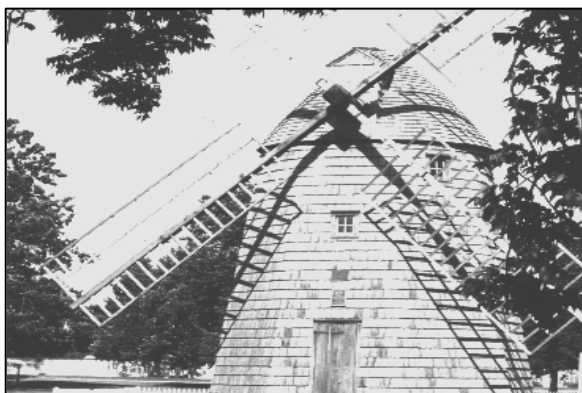
As discussed in section 2.3, Conserving Natural Vegetation, there is also a clearing restriction in the aquifer protection overlay zone to minimize the clearing of existing and native vegetation. *Section 330-67* dictates maximum clearing standards on a sliding scale from 75 percent to 15 percent depending on the lot size. These clearing restrictions should be extended to other significant areas of the Town indicated as Scenic and/or Resource Protection greenways in the Greenways chapter of this Comprehensive Plan.

☒ ACTION ITEMS

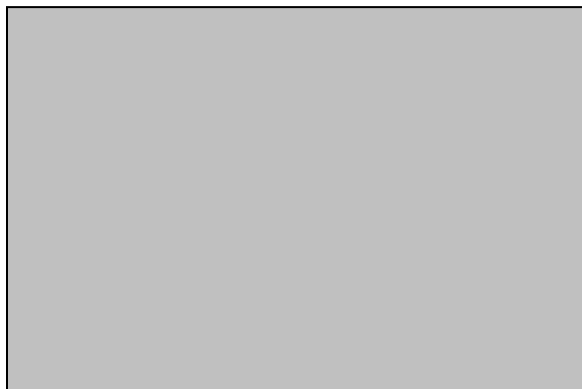
- ① EXTEND EXISTING FOREST COVER RESTRICTIONS TO SIGNIFICANT HABITAT AREAS.
- ② DEVELOP POLICIES TO REQUIRE THE USE OF NATIVE PLANT MATERIALS IN ALL LANDSCAPING/REVEGETATION WORK ON GOVERNMENT PROPERTIES, ROADWAYS, AND/OR IN GOVERNMENT-FUNDED PROJECTS.







HISTORIC RESOURCES



THE VISION FOR HISTORIC RESOURCES

THE HISTORIC AND CULTURAL PASTS OF SOUTHAMPTON ARE INTEGRAL TO ITS SENSE OF PLACE, SENSE OF COMMUNITY, ECONOMY AND ATTRACTION AS A VISITOR AND SECOND HOME DESTINATION. IN ORDER FOR THESE RESOURCES TO BE ADEQUATELY PROTECTED, THIS HISTORIC IDENTITY MUST BE RECOGNIZED AND INTERWOVEN INTO THE OVERALL FABRIC OF THE TOWN.

VISION GOALS

In order to achieve this Vision for its historic resources, the Town will:

- 1. Devise strategies to maintain the historic character of the Town's hamlets and rural areas, with an increased emphasis on protecting historic landscapes and settings as well as individual structures;*
- 2. Develop a historic resource preservation structure which relies on and supports hamlet-based historic preservation groups and integrates them into a Town-wide strategy for protecting historic resources;*
- 3. Work with local historic preservation groups to create "Hamlet Heritage Areas" that identify and protect locally significant historic districts, buildings and sites;*
- 4. Identify, document and evaluate the existing historic resources Town-wide;*
- 5. Establish subdivision and site planning guidelines and standards to protect historic resources when development is planned on or near historic properties;*
- 6. Link historic preservation goals and programs with other community enhancement programs including farmland preservation, open space acquisition, recreation and park development, scenic landscape and scenic roads protection, and hamlet center conservation efforts;*
- 7. Develop a public signage program intended to identify the historic resources and historic areas of the Town;*
- 8. Develop an education program that raises residents' and visitors' awareness of the rich diversity of historic resources that exist in the Town;*
- 9. Integrate local historic preservation initiatives with State and federal programs and the work of non-profit groups in the community;*
- 10. Provide incentives to encourage the designation and protection of historic resources; and*
- 11. Establish a clear focus for the regulatory process and coordinate the roles of committees and boards working to conserve the historic resources of the Town.*

TECHNICAL FINDINGS AND COMMUNITY SUPPORT

Southampton is a town of tremendous historic resources, ranging from the pre-Colonial period to modern times. These historic resources, whether buildings, bridges, archaeological sites or landscapes are integral to Southampton's scenic quality and sense of place. As such, they make an extremely important contribution to the continued economic vitality of the Town, both in terms of local business development, and the tourism and second home economy that many of the Town's residents and businesses rely upon.

The preservation of historic resources can have an effect on the sense of place, quality of life and economy of Southampton in four main areas: local employment/business development opportunities; housing diversity and commercial rent diversity; visitor attraction; and hamlet/village identity. With respect to local employment and business development, the rehabilitation of historic buildings is generally completed by smaller, local companies, employing local labor. This is due to the fact that rehabilitation jobs are generally smaller and cost less than new construction. In addition, a larger percentage of rehabilitation costs go towards labor in a rehabilitation project, rather than materials in new construction. Thus, more of the rehabilitation dollars will stay in the community, rather than going outside of the Town to pay for materials.

There are other reasons for viewing historic buildings as economic resources for the community, particularly in historic hamlet and village centers. Saving historic buildings in commercial and retail areas helps to assure a diverse supply of office and retail space within a wide range of rents.

Historic sites and districts are also important visitor attractions. National trends indicate that weekend trips are on the increase

and that one of the prime reasons that people choose to visit an area is the existence of historical locations or attractions. These trends strengthen Southampton's traditional resort and second home markets regional visitation opportunities in the shoulder seasons, making conservation of historic village and hamlet areas worthwhile. Thus historic district designation can also stabilize hamlet and village business centers by improving retail trade and tourism, and encouraging property rehabilitation.

EXISTING RESOURCES

Even though Southampton's historic sites and structures are an extremely valuable resource for the town, these resources are only partially recognized, sporadically documented, and minimally protected. The State of New York has estimated that only one percent of all of the historic sites and structures in Southampton have been inventoried. There are a total of six sites currently listed on the National Register of Historic Places, one district each in the incorporated villages of Southampton and Sag Harbor, and a total of 78 sites listed in the State Inventory of Historic Places.

A complete inventory of the historic resources in the Town is essential in understanding the existing resources and their merits in relation to each other. Preliminary analysis and documentation show that the resources are of high quality, and affect both the character and unique identity of each of the hamlets. Assessor's records and field checking indicate a number of areas in the Town that contain concentrations of historic resources which merit further research and documentation. These areas are indicated in the accompanying

Historic Structures Concentration map, which may be used in implementing the recommendations of the Comprehensive Plan.

In the Hamlet CAC surveys, the majority of CAC's identified the loss of historic resources as a concern for their hamlets. Many of the hamlets including Speonk/Remsenburg, East Quogue, Hampton Bays, North Sea/Noyack, Water Mill, Bridgehampton and Sagaponack, completed a photo inventory and/or written documentation of the historic resources of their hamlet. The CAC's also identified a need for architectural and/or developmental guidelines to protect their historic resources.

This concern was also supported in both the written survey and the telephone survey. Nearly 86 percent of the written survey respondents and 88 percent of the telephone survey respondents strongly supported protection of historic resources as a way of maintaining the Town's status as a premier resort and second home destination. During the "visioning" workshop, many suggestions called for increased public awareness of the cultural resources within the Town. There was also a desire to provide economic incentives for their preservation. With respect to the protection of historic resources, 80 percent of the telephone survey respondents indicated that standards for historic buildings should be developed and enforced by Town officials.

EXISTING REGULATIONS

There are three tiers of recognition and regulatory protection for historic resources. These include at the federal level the National Register of Historic Places, at the state level the State Inventory held by the State Historic Preservation Office, and

local regulations. Each level has a different impact on the local resources as detailed below

1. FEDERAL: THE NATIONAL REGISTER OF HISTORIC PLACES

There are presently only a total of six properties in the Town of Southampton that are listed on the State and National Registers of Historic Places. These are all individual property listings; the only registered districts are located in the incorporated villages of Southampton and Sag Harbor. The individual National Register listings are as follows:

- Beebe Windmill, Hildreth Road, corner of Ocean Road, Bridgehampton;
- Wind Mill at Water Mill, Montauk Highway, Water Mill;
- Water Mill, on Old Mill Road just off Montauk Highway, Water Mill;
- William Merritt Chase Homestead, on the north side of Montauk Highway, west of Sugarloaf Road, Shinnecock Hills;
- Stephen Jagger House(which burned in 1979), on the north side of Old Montauk Highway, west of Tanners Neck Road, Westhampton; and
- James Benjamin Homestead, on Flanders Road in Flanders.

Designation within the National Register of Historic Places requires that the historic resource - either structure or site - meet minimum national criteria.

Federal legislation concerning the protection of historic structures obtains its authority from the National Historic

Preservation Act of 1966. The Act provides a framework for the designation and registration of national, statewide and locally significant historic resources. However, the designation of both levels of resources, whether National Historic Landmarks or National Register sites, is largely honorary. They do not regulate the development actions on sites which are completed by private interests with private funds. The Act does provide some regulation however, for federally funded projects. Under both the 106 Review process and SEQRA of New York State, any project funded by federal dollars which may impact a historic site either listed or eligible for listing to the National Register is subject to review by the Advisory Council for Historic Preservation or their designee.

2. STATE: THE STATE HISTORIC PRESERVATION OFFICE

Section 1409, New York State Parks, Recreation and Historic Preservation Law, 1980.

Along with the properties and districts listed in the National Register, which are also listed on the State Register of Historic Places, the State also lists a total of 78 properties from Southampton Town in the Statewide Historic Resources Inventory. More than half of these sites are archaeological sites, many of which were identified as a result of cultural resource surveys. Specific archaeological site information is restricted and is available only to qualified professionals. The general locations of sensitive archaeological areas are indicated on Maps 1W and 1E along with National and State Register sites and Town of Southampton Historic Landmarks.

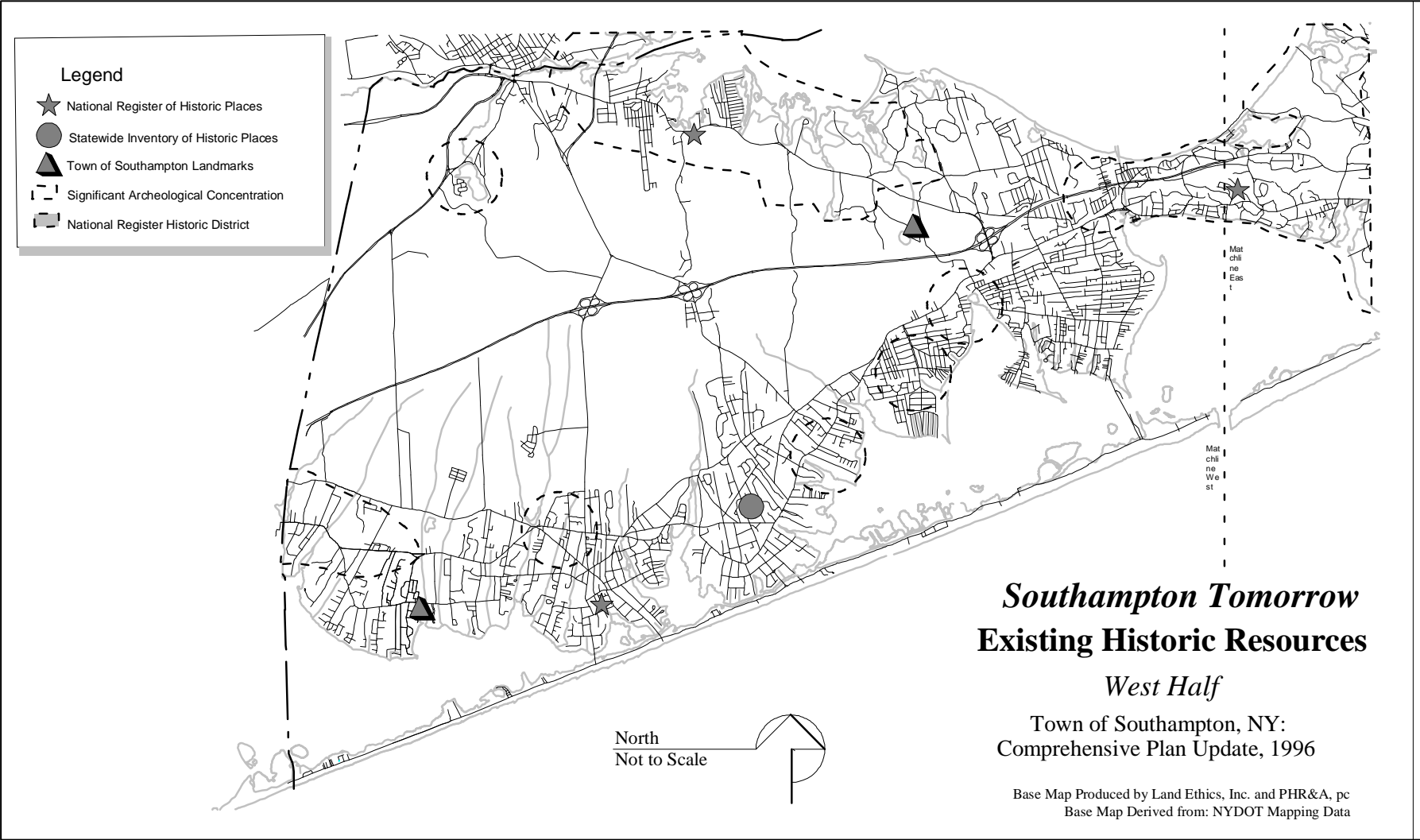
Although the archaeological sites are actively identified by the State Museum, the State Historic Preservation Office relies on local jurisdictions to submit inventories of structures and sites.

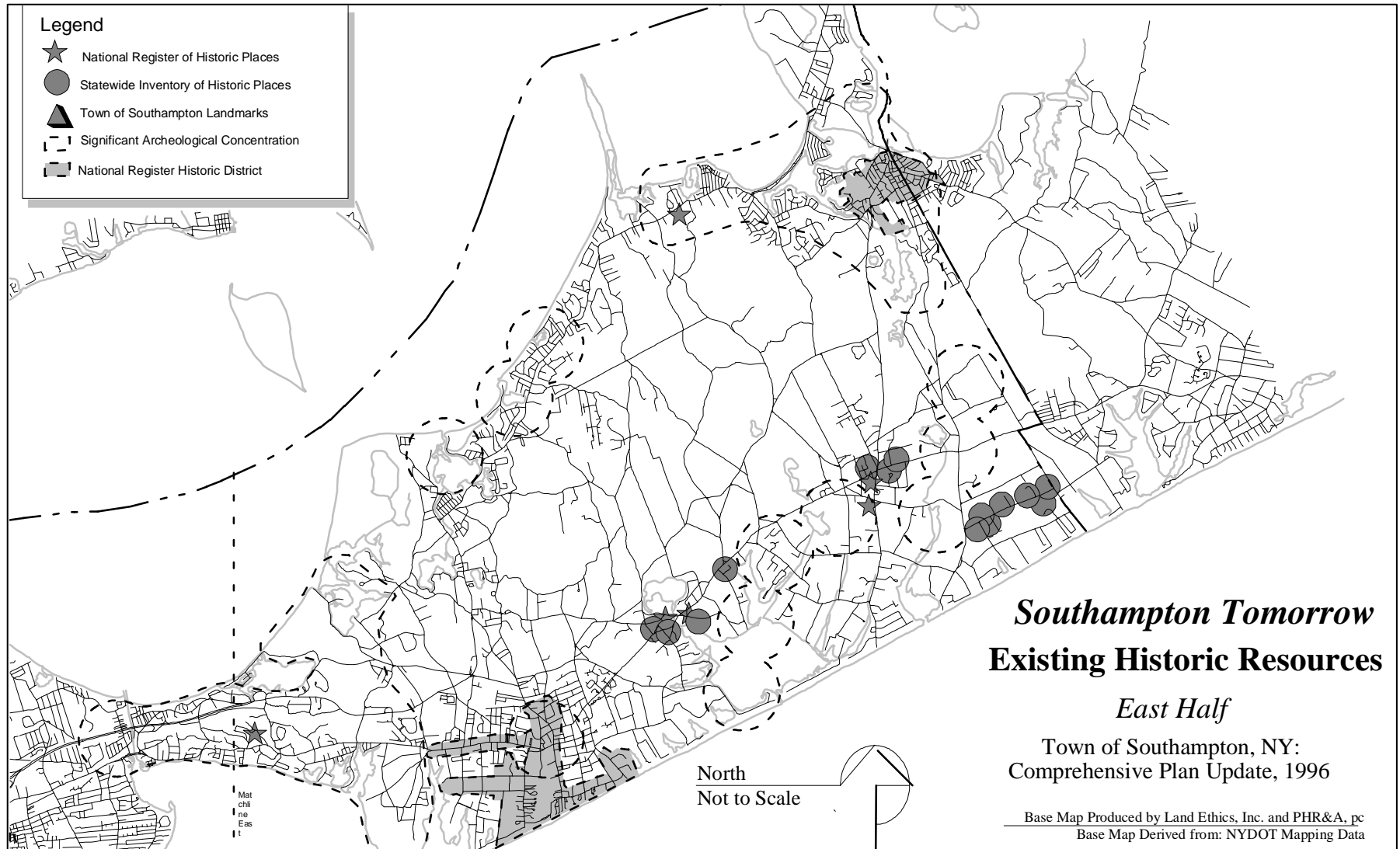
3. LOCAL ORDINANCES

The Town Board of the Town of Southampton in October, 1998, adopted a local law establishing *Chapter 330-248 (Article 27)* of the Town Landmarks and Historic Districts ordinance. The three sites in the Town that have been designated under this ordinance are The Big Duck in Flanders, the Mill in Speonk, and the Water Mill in Water Mill (indicated on Map 9W).

The ordinance provides for the general structure of a Landmarks Committee which can recommend historic district designation to the Town Board, and which has the power to review “certificates of approval” for “construction, reconstruction, moving, alteration, or demolition which will affect the exterior or appearance of any structure.”

This ordinance can serve as the basis for future regulatory protection efforts by the Town, although further revision of the ordinance is necessary, particularly in terms of the criteria for approval or denial. However, a necessary first step in the designation of historic districts is a comprehensive inventory of the resources.





IMPLEMENTATION STRATEGIES

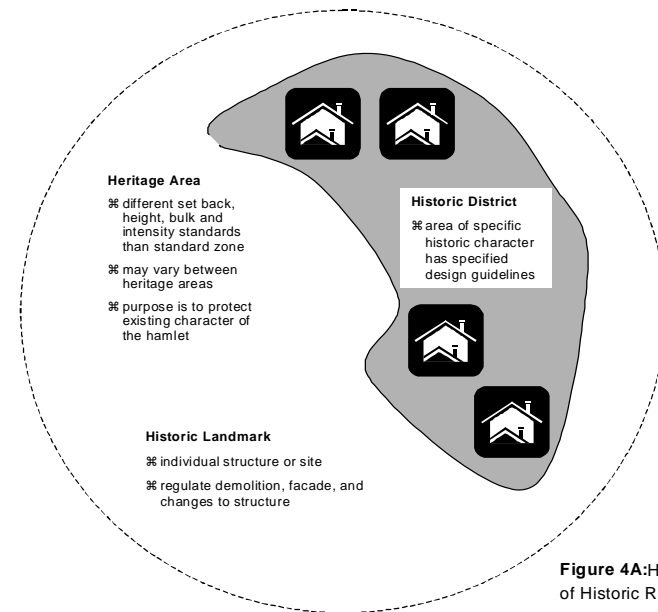
1. IDENTIFY IMPORTANT HISTORIC RESOURCES

1.1 Designate Hamlet Heritage Areas

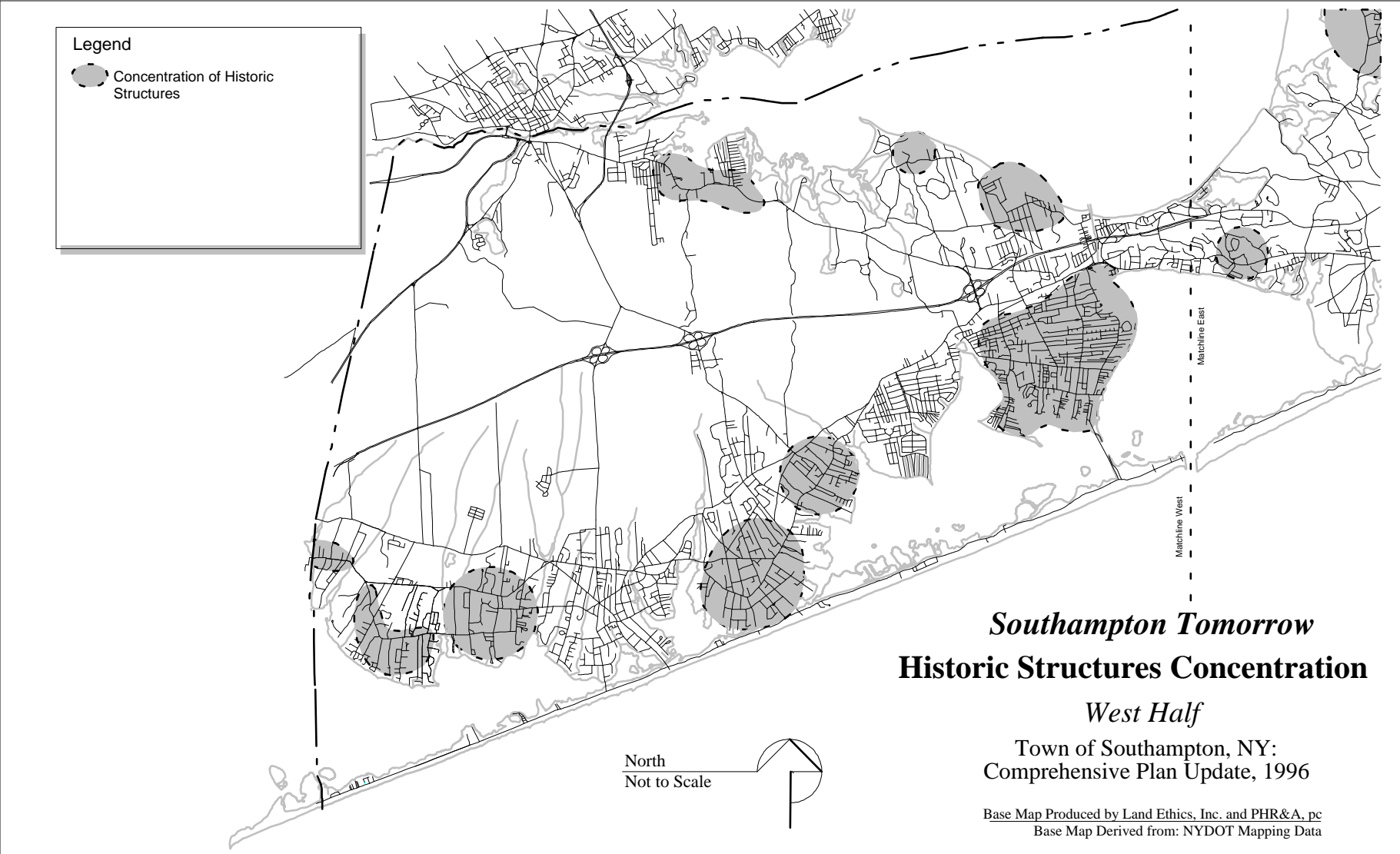
Hamlet Heritage Areas are defined as the areas where concentrations of historic resources may be found within the Town. The goal in establishing the Hamlet Heritage Areas is to protect the historic character of the hamlets and neighborhood areas within the Town.

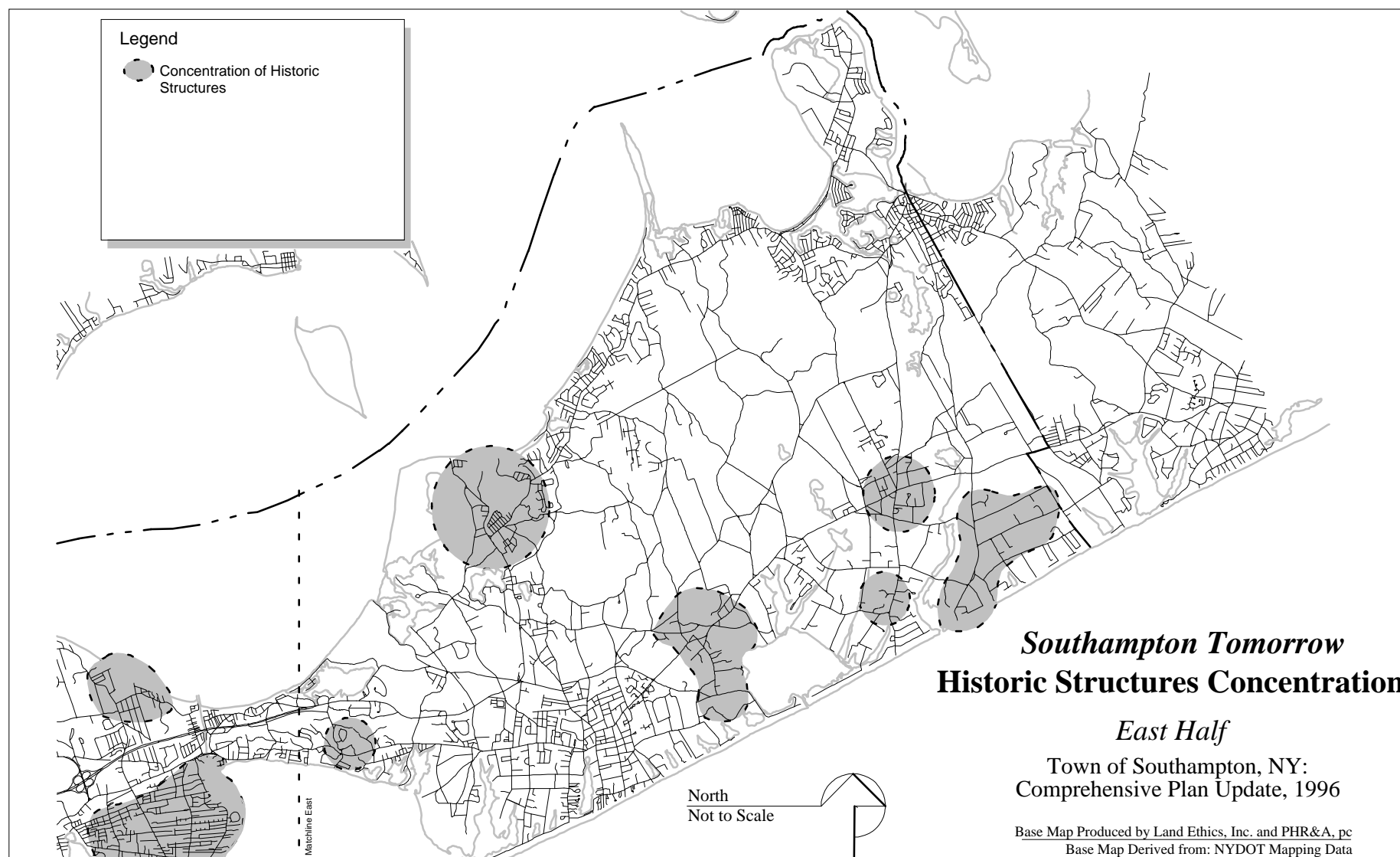
The Town Board shall designate the Hamlet Heritage Area after receiving a nomination from the Town Landmarks and Districts Board, a Hamlet-based Historic Group, or another Town body or individual. The Town Board will ask for an advisory opinion on the designation from the Town Landmarks and Districts Board (if the Landmarks and Districts Board has not submitted the nomination), and the Planning Board for the nomination's conformance with the Comprehensive Plan.

Hamlet Heritage Areas may be designated based on the preliminary review of historic resources completed by the Comprehensive Plan, and can be updated by a recommendation of any of the above nominators. While the Hamlet Heritage Area has few regulatory controls associated with it, it forms the basis of all of the programs detailed below. The Hamlet Heritage Area becomes the subject of informational signage, and becomes the focus for potential actions of either the Town Landmarks and Districts Board or the Design Review Board (See Map 10W and 10E for potential heritage areas).



The Hamlet Heritage Area designation may be purely honorary, or it can have a limited regulatory capacity. Designated as an overlay zone, the Hamlet Heritage Areas may have different dimensional requirements as well as different standards for signage and landscaping than other adjacent areas. These standards will reflect the existing character of the hamlet. For example, the front setback for the R-20 district is a minimum of 40 feet. In a Hamlet Heritage Area, that setback may be reduced to a minimum of 25 feet to reflect the character of the existing streets. Thus, the reviewing authority (Planning Board, Design Review Board, Town Landmarks and Districts Board) will have increased flexibility within certain parameters to vary





dimensional requirements so that the new development can be consistent with the character of the neighborhood.

☒ ACTION ITEMS

- ❶ DESIGNATE HAMLET HERITAGE AREAS BASED ON NOMINATIONS FROM THE TOWN LANDMARKS AND DISTRICTS BOARD OR OTHER INDIVIDUAL OR TOWN BODIES.
- ❷ DEFINE SPECIFIC REGULATORY DESIGN CONTROLS FOR THE HERITAGE AREA ON A DISTRICT-BY-DISTRICT, HAMLET-BY-HAMLET BASIS.

1.2 Designate Historic Districts

Where the goal is to protect specific historic resources and/or the historic character of a discrete neighborhood, the Town can designate an historic district. As defined in *Town Code* §330-249, a historic district “constitutes a distinct section of the Town of Southampton,” and meets one or more of the following criteria:

- Possesses special character or historic or aesthetic interest of value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
- Is identified with historic personages; or
- Embodies the distinguishing characteristics of an architectural style; or
- Is the work of a designer whose work has significantly influenced an age; or

- Because of a unique location or singular physical characteristic, represents an established and familiar feature of the neighborhood.

Thus a historic district is a discrete area of high quality and an important historic resource. Each historic district will have specific design guidelines associated with it, guidelines which may range from architectural style to facade and landscaping standards. These guidelines may vary from district to district, depending on the specific character of the historic resources to be protected.

☒ ACTION ITEMS

- ❶ DESIGNATE HISTORIC DISTRICTS UNDER §330-248 BASED ON RECOMMENDATIONS FROM THE TOWN LANDMARKS AND DISTRICTS BOARD.
- ❷ DEFINE SPECIFIC DESIGN GUIDELINES FOR THE DISTRICT.

1.3 Designate Historic Landmarks

A historic landmark is an individual structure or site that exhibits high quality and is a significant historic resource for the hamlet and/or the Town. Where the goal is to protect an individual structure, the Town can designate it a Historic Landmark which may regulate demolition, facade improvements and other changes to the exterior of the structure.

☒ ACTION ITEM

- ❶ DESIGNATE HISTORIC LANDMARKS UNDER §330-248 OF THE TOWN CODE BASED

ON RECOMMENDATIONS FROM THE TOWN LANDMARKS AND DISTRICTS BOARD.

1.4 Complete a Comprehensive Survey

In order for the Town to effectively protect its historic resources, they must be identified, documented and placed in a context that describes their significance in terms of the development of the Town. Barring those resources listed in the villages of Southampton and Sag Harbor, at present there are only six properties listed on the National Register of Historic Places, and 78 listed on the State Register of Historic Places within the Town of Southampton. Identified resources must include buildings and other structures, as well as views and landscapes which are important to the historic character of the Town.

Completing a comprehensive survey of historic resources and identifying historic districts may make the Town eligible for Certified Local Government (CLG) status through the State Historic Preservation Office. CLG status carries with it increased access to federal survey and planning funds distributed annually. To provide a strong baseline for the evaluation of all historic sites and structures, a historic theme study should be completed for the Town, detailing the major development themes. An initial draft of this is presented in the accompanying technical report.

In order to implement the Heritage Areas and to designate Historic Districts and Historic Landmarks, the Town should work towards completing a comprehensive survey of all historic resources including archaeological and underwater resources in the Town. This survey will become the Town Register of Historic Places, and by using the State documentation forms, can be coordinated with the State Register of Historic Places.

The theme study and comprehensive survey can be completed in the following manner:

Theme Study: A baseline Theme Study should be prepared by Town staff or a consulting professional. The Theme Study provides the basis for evaluating the significance and importance of all historic structures in the Town. State funds from the State Historic Preservation Office may be available to complete this resource overview.

Volunteer Program: A successful volunteer program for the documentation of individual resources can be established if there is training and guidance provided to the volunteers by the Town, in the person of a staff member or a consulting professional. The Hamlet Historic Groups, along with the members of the Town Landmarks and Districts Board are a valuable source of individuals to complete the documentation of historic sites in their hamlet and throughout the Town. The Town Landmarks and Districts Board can also request annual funding to accomplish the documentation of historic resources and districts within the Town.

☒ ACTION ITEMS

- ❶ COMPLETE A BASELINE THEME STUDY OF THE HISTORIC RESOURCES IN THE TOWN THROUGH TOWN STAFF OR A CONSULTING PROFESSIONAL.
- ❷ ESTABLISH A VOLUNTEER PROGRAM FOR THE DOCUMENTATION OF INDIVIDUAL HISTORIC RESOURCES.
- ❸ DESIGNATE A TOWN STAFF MEMBER OR HIRE A CONSULTING PROFESSIONAL TO

PROVIDE TRAINING AND GUIDANCE TO THE VOLUNTEER GROUP.

2. DEVELOP AN ADMINISTRATIVE STRUCTURE FOR HISTORIC PRESERVATION ACTIONS

2.1 Encourage and Support Hamlet-based Historic Groups

Many of the hamlets within the Town have already developed historic societies or have a historic function as part of their CAC (e.g. East Quogue, Hampton Bays, and Sagaponack). The Town can support these local hamlet-based initiatives by formally recognizing them and integrating them into the historic resource analysis and protection structure. As volunteer citizen-based groups, these hamlet historic groups will become the base of support for historic preservation in their communities.

☒ ACTION ITEM

- ❶ FORMALLY RECOGNIZE HAMLET HISTORIC GROUPS.

2.2 Expand the Role of the Historic Landmarks Committee

The Town Landmarks and Districts Board should be designated to provide an advisory review function to the Design Review Board and Planning Board on the potential impacts of subdivision proposals and site plans to the identified historic resources of a Heritage Area and any new subdivisions in an historic district.

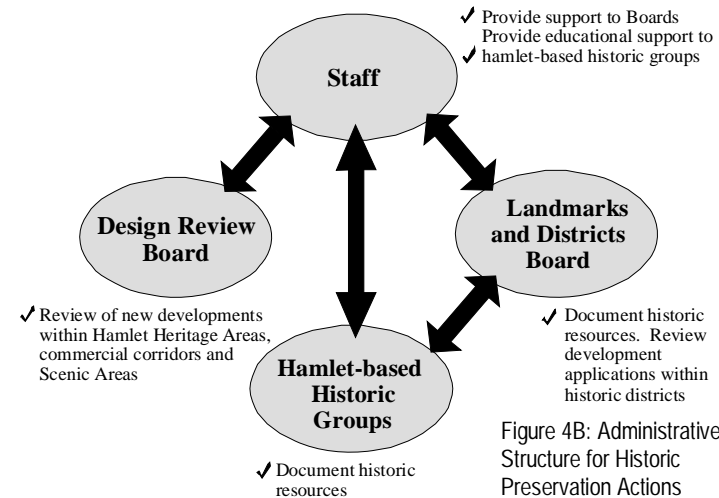


Figure 4B: Administrative Structure for Historic Preservation Actions

In addition, since many of the historic resources are landscape resources, the preferred disciplines for the Landmarks and Historic Districts Board should be expanded to include a landscape architect.

☒ ACTION ITEMS

- ❶ REVISE THE MEMBERSHIP OF THE TOWN LANDMARKS AND DISTRICTS BOARD UNDER §330-248 OF THE TOWN CODE BY ADDING A REGISTERED LANDSCAPE ARCHITECT.
- ❷ APPOINT THE TOWN LANDMARKS AND DISTRICTS BOARD TO PROVIDE ADVICE TO THE PLANNING BOARD AND DESIGN REVIEW BOARD ON THE IMPACT OF POTENTIAL DEVELOPMENT ON HISTORIC RESOURCES TO THE TOWN THAT ARE LOCATED OUTSIDE OF LOCALLY DESIGNATED HISTORIC DISTRICTS.

2.3 Provide Staff Support for Historic Preservation Activities.

In order to support the volunteer efforts of the hamlet-based historic groups and the activities of the Town Landmarks and Districts Board, some level of staff support will be required. Staff will be required to:

- provide training and guidance in the identification and documentation of historic resources by the hamlet-based volunteer groups;
- coordinate local documentation efforts with the State Register of Historic Sites;
- provide staff support for the Design Review Board and the Town Landmarks and Districts Board; and
- prepare and update a theme study for historic resources within the Town of Southampton based on the themes identified within the Historic Resources Technical Report. This theme study will provide the basis for determining the relative importance of individual historic resources identified by the Town Landmarks and Districts Board and/or the hamlet-based historic groups.

☒ ACTION ITEMS

Designate Town staff to:

- 1 PROVIDE SUPPORT TO THE DESIGN REVIEW BOARD AND THE TOWN LANDMARKS AND DISTRICTS BOARD.**

- 2 COORDINATE LOCAL DOCUMENTATION EFFORTS WITH THE STATE HISTORIC PRESERVATION OFFICE.**
- 3 PROVIDE TRAINING AND GUIDANCE TO VOLUNTEER GROUPS.**
- 4 PREPARE AND UPDATE A THEME STUDY FOR HISTORIC RESOURCES WITHIN THE TOWN.**

3. DEVELOP AN INTEGRATED PROCESS FOR REVIEW OF HISTORIC PRESERVATION ACTIONS (SEE FIGURE 5)

3.1 Role of the Planning Board

When subdivision plans or site plans which are located in the Hamlet Heritage Areas are submitted to the Planning Board, the Planning Board should direct a copy to the Town Landmarks and Districts Board for their determination on whether any historic resources are involved or will be affected. If the plans are located in either a designated historic district, or on the site of a designated landmark, the Planning Board should also direct a copy of the plan to the Town Landmarks and Districts Board.

☒ ACTION ITEM

- 1 REVISE §292-5 MAJOR REVIEW AND §292-6 MINOR REVIEW PROCEDURES FOR SUBDIVISIONS, AND §330-184 SITE PLAN APPLICATION PROCEDURES TO DIRECT THE PLANNING BOARD TO REQUEST TOWN LANDMARKS AND**

DISTRICTS BOARD ADVISORY OPINION
REGARDING IMPACTS ON HISTORIC
RESOURCES.

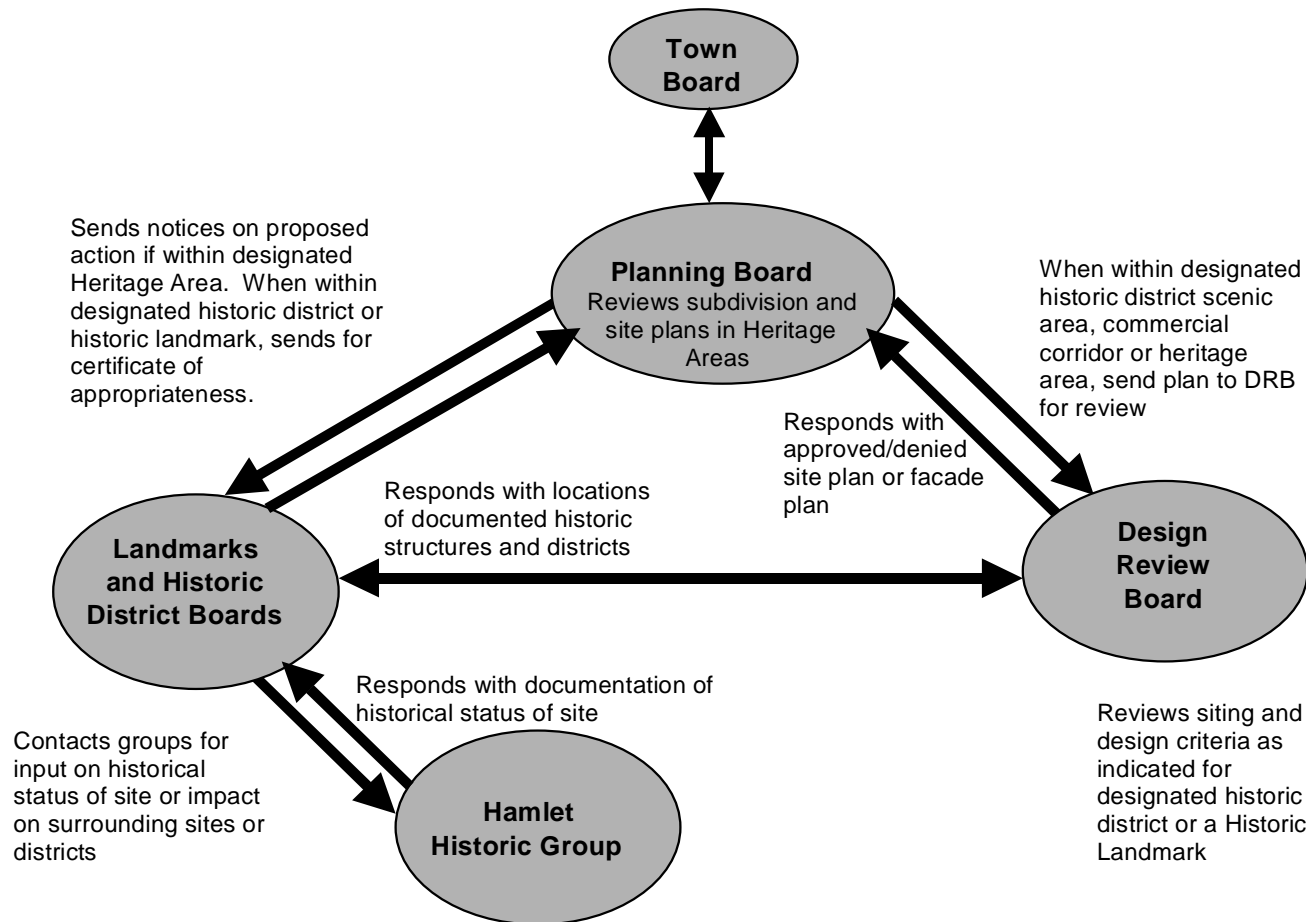


Figure 5:
Subdivision or Site Plan
Approval Process

3.2 Town Landmarks and Districts Board Role

The Town Landmarks and Districts Board should provide a determination as to whether any documented historic sites, landscapes or districts are affected or could be affected by the proposed plan.

☒ ACTION ITEM

- ❶ REVISE § 330-248 TOWN LANDMARKS AND DISTRICTS BOARD DUTIES TO INCLUDE ADVISORY OPINIONS ON IMPACTS TO HISTORIC RESOURCES.

3.3 Role of the Hamlet-Based Historic Groups

The role of the Hamlet-based Historic Groups will be to voluntarily respond to requests from the Town Landmarks and Districts Board with documentation of the historical status or significance of an area or particular site. They may also be asked for their opinion with respect to the positive or negative effect of a proposed plan on documented resources or designated districts.

☒ ACTION ITEM

- ❶ REVISE §330-248 TO ALLOW THE TOWN LANDMARKS AND DISTRICTS BOARD TO REQUEST AN ADVISORY OPINION ON ANY PROJECT FROM HAMLET-BASED HISTORIC GROUPS.

4. VARIANCES FOR HISTORIC PROPERTIES

At the present time §330-167(H) of the Town Code includes a variance provision for threatened historic and cultural landmarks. The present code allows for the Zoning Board of Appeals to grant a variance of use, parking and other requirements when:

- A threat to the continuance of the landmark as a historic or cultural town resource exists.
- Such variance is in the best interest of the town and not contrary to the objectives, principles and standards expressed in the Town's Master Plan of 1970.
- Such variance is needed to support the continued integrity of the landmark.
- Such variance is reasonable as it may relate to existing zoning district provisions and nearby neighborhood uses.

This provision of the Town Code should be revised and amended as follows:

- to require that the application for variance be referred to the Planning Board and the Town Landmarks and Districts Board for their comments.
- to allow a variance for any structure or site within a designated historic district or designated an historic landmark.
- to revise part (H)(1)(b) to read that the variance is "not contrary to the visions, goals and directives expressed in the Town's Comprehensive Plan."

☒ ACTION ITEMS

- ❶ REVISE §330-167 TO REQUIRE THAT THE APPLICATION FOR VARIANCE BE REFERRED TO THE PLANNING BOARD AND THE TOWN LANDMARKS AND DISTRICTS BOARD FOR THEIR COMMENTS.
- ❷ REVISE §330-167 TO ALLOW APPLICATION FOR A VARIANCE FOR ANY STRUCTURE OR SITE WITHIN A DESIGNATED HISTORIC DISTRICT OR DESIGNATED AN HISTORIC LANDMARK.
- ❸ REVISE §330-167(H)(1)(B) TO READ THAT THE VARIANCE IS “NOT CONTRARY TO THE VISIONS, GOALS AND DIRECTIVES EXPRESSED IN THE TOWN’S COMPREHENSIVE PLAN.”

5. EDUCATION AND PUBLIC INFORMATION PROGRAM

The Town should develop a comprehensive brochure for visitors, listing historic attractions in the Town. This may be more effective as a South Fork initiative.

The Town, in cooperation with the local Chambers of Commerce and other South Fork communities, should investigate the possibility of a toll-free number providing historic sites information, such as hours of operation, directions, themes and accessibility.

The Town, in cooperation with the local hamlet historic groups, should develop a signage program to alert residents and visitors to the importance of the hamlet heritage areas.

☒ ACTION ITEMS

- ❶ WORK WITH CHAMBERS OF COMMERCE, THE BUSINESS COMMUNITY AND OTHER SOUTH FORK COMMUNITIES TO PRODUCE A COMPREHENSIVE BROCHURE OF HISTORIC ATTRACTIONS FOR THE TOWN.
- ❷ WORK WITH CHAMBERS OF COMMERCE, THE BUSINESS COMMUNITY AND OTHER SOUTH FORK COMMUNITIES TO ESTABLISH AN 800 NUMBER FOR HISTORIC ATTRACTIONS.
- ❸ DEVELOP A SIGNAGE PROGRAM TO CELEBRATE THE TOWN’S HISTORY AND HISTORIC RESOURCES.

6, LOCAL TAX ABATEMENTS AS AN INCENTIVE FOR HISTORIC PRESERVATION

The Town Assessor’s office should provide local tax abatements for the continued protection of any property listed on the Town Register of Historic Places. A sliding scale of tax benefits and abatements can be devised for historic structures, depending on whether they merely fall in a heritage area, or are a part of a designated Historic District or are a Historic Landmark site or structure. This is a particularly effective strategy for commercial or mixed-use developments to encourage the protection of their historic assets.

☒ ACTION ITEM

- ❶ PROVIDE A LOCAL TAX ABATEMENT FOR THE PROTECTION OF ANY PROPERTY

LISTED ON THE TOWN REGISTER OF
HISTORIC PLACES.

7. HERITAGE TOURISM INITIATIVES

As indicated in the Economic Sectors Technical Report, heritage tourism is a sector of the economy that is growing nationally. Southampton, with its unique character and high quality of historic resources, is well situated to exploit this expanding economic sector. Heritage tourism opportunities would also support and enhance the visitor and second-home economies that are key for the Town's economic vitality.

New initiatives at the federal level through the National Park Service are defining heritage tourism corridors across the country. Either the South Fork alone, or the North and South Forks together, have a common theme and sufficient historic resources to obtain corridor designation.

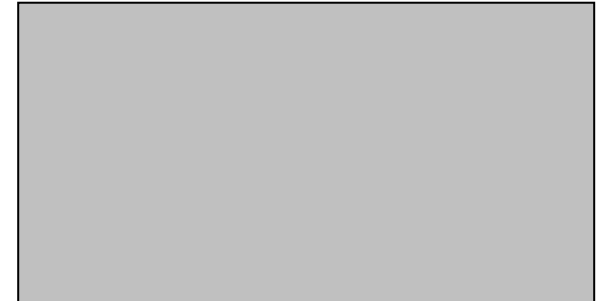
In addition, there is a proposal by private investors to build a Long Island Maritime Center along the Peconic River shoreline.

The proposed museum would exhibit a collection of 18th, 19th and 20th century artifacts and educational exhibits.

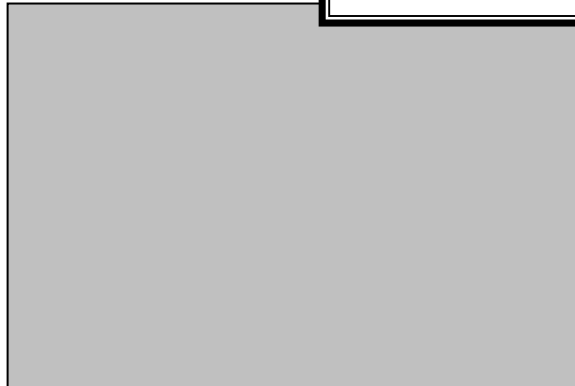
The success of this type of museum will depend on the support and cooperation of both the state and local government. The museum would serve the dual purposes of acting as a heritage tourism location, along with aiding in the revitalization of downtown Riverhead.

☒ ACTION ITEMS

- ① WORK WITH OTHER SOUTH AND/OR NORTH FORK TOWNS TO OBTAIN A HERITAGE CORRIDOR DESIGNATION.**
- ② SUPPORT THE PROPOSAL TO CREATE A LONG ISLAND MARITIME MUSEUM.**



SCENIC RESOURCES



THE VISION FOR SCENIC RESOURCES

SOUTHAMPTON'S UNIQUE SCENIC QUALITY AND SENSE OF PLACE IS DERIVED FROM THE INTERPLAY OF RURAL FARMLAND, AREAS OF UNDEVELOPED OPEN SPACE, WATER FRONTAGE (BAY, OCEAN), AND THE HAMLET CENTERS. THIS RURAL CHARACTER GRACES THE TOWN WITH SIGNIFICANT NATURAL AND HISTORIC RESOURCES. IT IS THIS QUALITY THAT MAINTAINS THE TOWN'S VITALITY AS A RESORT, SECOND HOME AND VISITOR ATTRACTION, AS WELL AS AN ATTRACTIVE PLACE TO LIVE AND WORK.

VISION GOALS

In order to achieve this Vision for its scenic quality, Southampton will:

- 1. Protect those open spaces, vistas, farmlands and scenic areas that define the character of the individual hamlets and Southampton as a whole;*
- 2. Establish scenic road corridors Town-wide to guide conservation efforts, capital investment and future development;*
- 3. Designate Scenic Resource Protection Overlay Areas to protect the important scenic resources of the Town;*
- 4. Identify development standards and design guidelines which will protect scenic resources Town-wide;*
- 5. Establish and coordinate the roles of the various boards responsible for designating and protecting scenic resources;*
- 6. Provide incentives for the protection of significant scenic resources;*
- 7. Integrate the protection of scenic and historic resources in the hamlets, particularly Hamlet Heritage Areas;*
- 8. Strengthen existing subdivision regulations to achieve scenic resource protection; and*
- 9. Identify and preserve scenic vistas from trail heads, scenic roads, ocean frontage and hamlet areas.*

TECHNICAL FINDINGS AND COMMUNITY SUPPORT

The visual quality of the Town, or what residents and visitors see on a daily basis defines how people feel about the community. Is it attractive, welcoming, rural, or suburban? These visual cues determine the quality of life of a community, and influence whether people want to visit, move to, live in or locate their business in that community.

Visual quality and amenities go hand in hand with long term environmental and growth management strategies, and can provide an indication of the stability and desirability of the community. Thus, in order to continue to be attractive to residents, visitors and businesses, Southampton must be concerned about its appearance, physical character and livability. Existing real estate values are in many ways closely tied to the visual character of Southampton, from the value of residential areas to the desirability of business locations that cater to a sophisticated second home and resort clientele.

THE IMPORTANCE OF THE RESOURCES

Most people, visitors and residents alike, see Southampton from their cars. What is visible from the roads, along with the views from sidewalks, hiking trails, biking trails, and recreation areas, forms the basis for their image of the Town. Thus, the protection of scenic resources in Southampton is essential to maintaining the Town's rural character and sense of place.

Protection of "sense of place" of their hamlet, and maintaining the rural character of the Town, were the two main issues that the CAC's defined in their survey responses during the Comprehensive Planning process. During the first community visioning session, each hamlet CAC was provided with a map of their area and encouraged to identify important scenic resources

in their area. A number of the hamlets, such as North Sea, Sagaponack, East Quogue, Tuckahoe and Bridgehampton responded with detailed coverage of their regions supported by photographs and maps.

The concern for scenic resources was also voiced in the responses to the written survey question, "What steps are you willing to take to protect Southampton's scenic roads?" The largest number of respondents supported all of the options including paying higher taxes, accepting tighter land restrictions, using different types of transportation, and supporting a shift in future development away from rural areas and back into hamlet centers.

During the all-day visioning session held with members of the CAC's, participants recommended a series of programs that should be used to protect the scenic quality of the Town. These included:

- a comprehensive inventory of all historic and scenic resources;
- establishing a mechanism for the protection of these resources through the development review process;
- protecting existing trees; and
- promoting a tree planting program.

WHAT ARE SCENIC AREAS?

Scenic areas include a variety of images: open vistas, ocean views, country roads, expanses of panoramic landscapes, tree lined streets or scenes of active agriculture. In fact, any view or scene that is important to the image of the community can be defined as scenic. Through the Scenic Resources Technical Report, the Comprehensive Planning effort identified a number of scenic resource areas that are integral to the Town. These occur along scenic roadways, the townscape of scenic hamlet areas, community gateways, long vistas to the ocean and across agricultural land and inland bays. These scenic resource areas form the basis of a scenic resource protection strategy that can be modified and added to in the future.

The Scenic Corridor Technical Report completed a preliminary analysis of the roadways in the Town. The major components of the report include: 1) an inventory of Scenic Corridors; 2) a Scenic Assessment of roadway and landscape features; and 3) a Vulnerability Analysis that determines which scenic corridors in Southampton must receive careful planning to preserve the scenic amenity.

In order to rate the relative value of the roadway corridors in Town, the Scenic Resources Technical Report identified a wide variety of scenic components that contribute to the overall landscape of Southampton. An example of landscape components identified include views of wooded plains, farmland, hilly terrain, historic hamlet centers, two-lane roads with no shoulders, open wetlands and fields, etc. These landscape components were identified by driving the corridors, videotaping them and then analyzing the videotape. The landscape components were assigned a numerical rating that corresponded with the how they were scored in the visual preference survey (VPS) and were reinforced by the

photographs of scenic views that the CAC's submitted for their hamlets.

Both the Scenic Corridor Technical Report and the VPS results indicated a strong preference on the part of the citizens for rural scenic road corridors. For example, respondents favored smaller roads rather than large highways, although Sunrise Highway received a generally high rating primarily due to the quality of its Central Pine Barrens landscape.

Although scenic road corridors are generally associated with images of a rural undeveloped landscape combined with vistas of pastoral open space, scenic corridors can also include routes that run through a historic district or capture images of architecturally unique structures. For example, given the unique and "quaint" character of the many hamlet and village centers throughout Southampton, the finding of the various surveys indicate that scenic road corridors should include historic sites and elements of the constructed environment as well.

IMPLEMENTATION STRATEGIES

Southampton is fortunate to have an extensive network of scenic road and highway corridors that are spread throughout the diverse landscapes of Town. Although these road corridors are a tremendous asset from both a scenic and cultural standpoint, they are not technically designated as scenic corridors, nor is there an integrated strategy in place to protect their integrity. For this reason, steps must be taken which will ensure that the scenic beauty of Southampton Town is protected.

1. IDENTIFY SCENIC RESOURCES

The Scenic Resources Technical Report completed an initial inventory and analysis of the scenic road corridors, views, gateways and landscapes in Southampton. Taken from the point of view of existing roadways, this analysis focuses on scenic resources visible primarily from the public domain. This map can be used as the basis for designating scenic road corridors and scenic resource areas throughout the Town.

1.1 Designate Scenic Road Corridors

Scenic Road Corridors can be defined as those roads or portions of roads in Southampton that contain exceptional examples of historic, agricultural, natural and cultural features. The purpose of Scenic Road Corridors is to provide a framework that protects the high quality of scenic characteristics in the Town.

Scenic Roads may be designated based on the inventory and analysis maps of scenic resources prepared in the Scenic

Resources Technical Report of this Comprehensive Plan (however any individual or local group can make a nomination of scenic status to the Town Board). The Town Board will approve the actual designation of Scenic Road status. A map of the sections of roads recommended for Scenic Road Corridor designation can be found on Maps 12W and 12E.

Prior to designating a scenic road, the Town Board should request a recommendation from the Planning Board as to the merits of the designation and information from the Landmarks Committee on significant historic resources along the road that would also be protected by the scenic status.

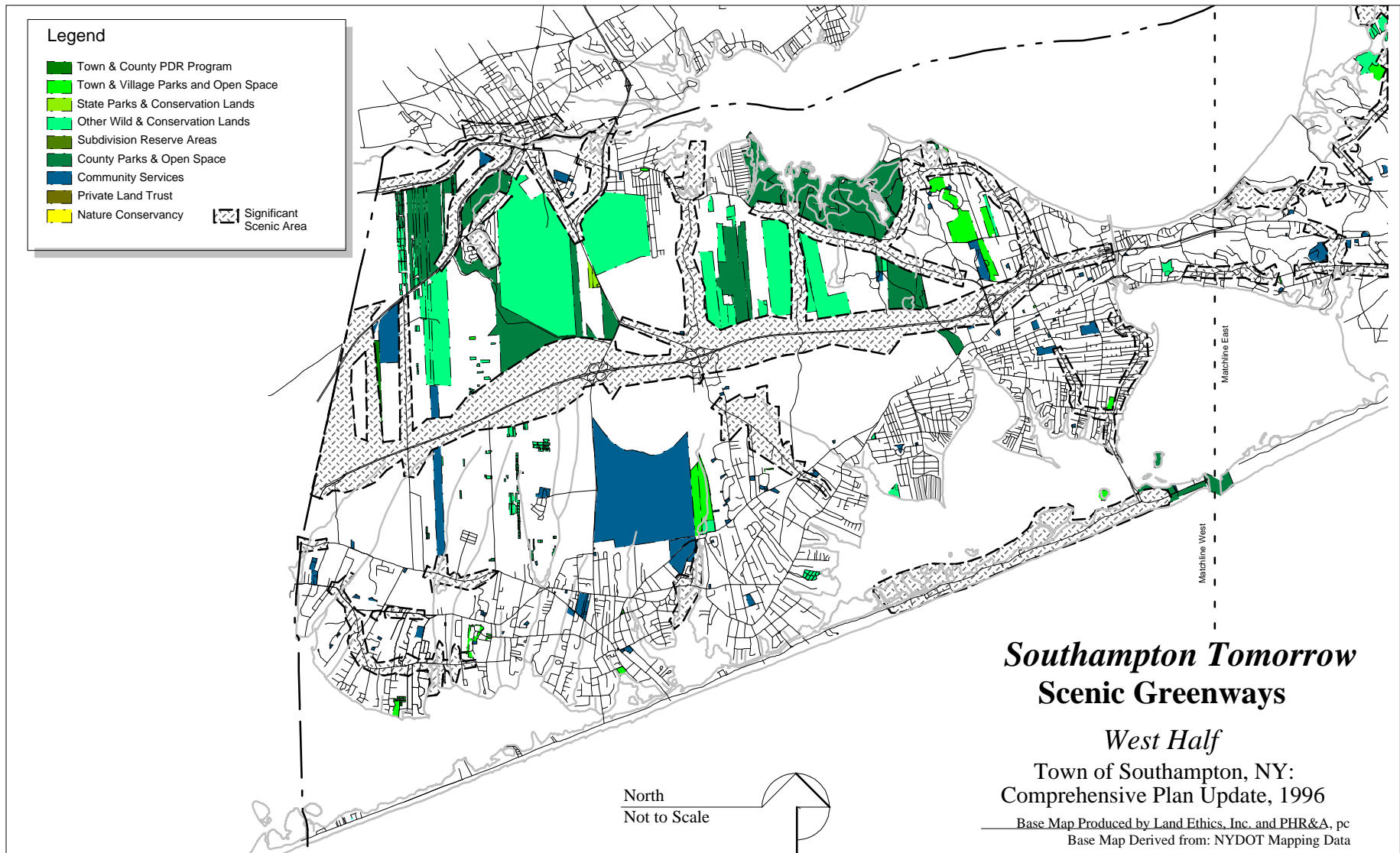
Scenic Road status can be used by the Planning Board to obtain a discretionary review which they currently have for scenic impacts in subdivision review and clustering options.

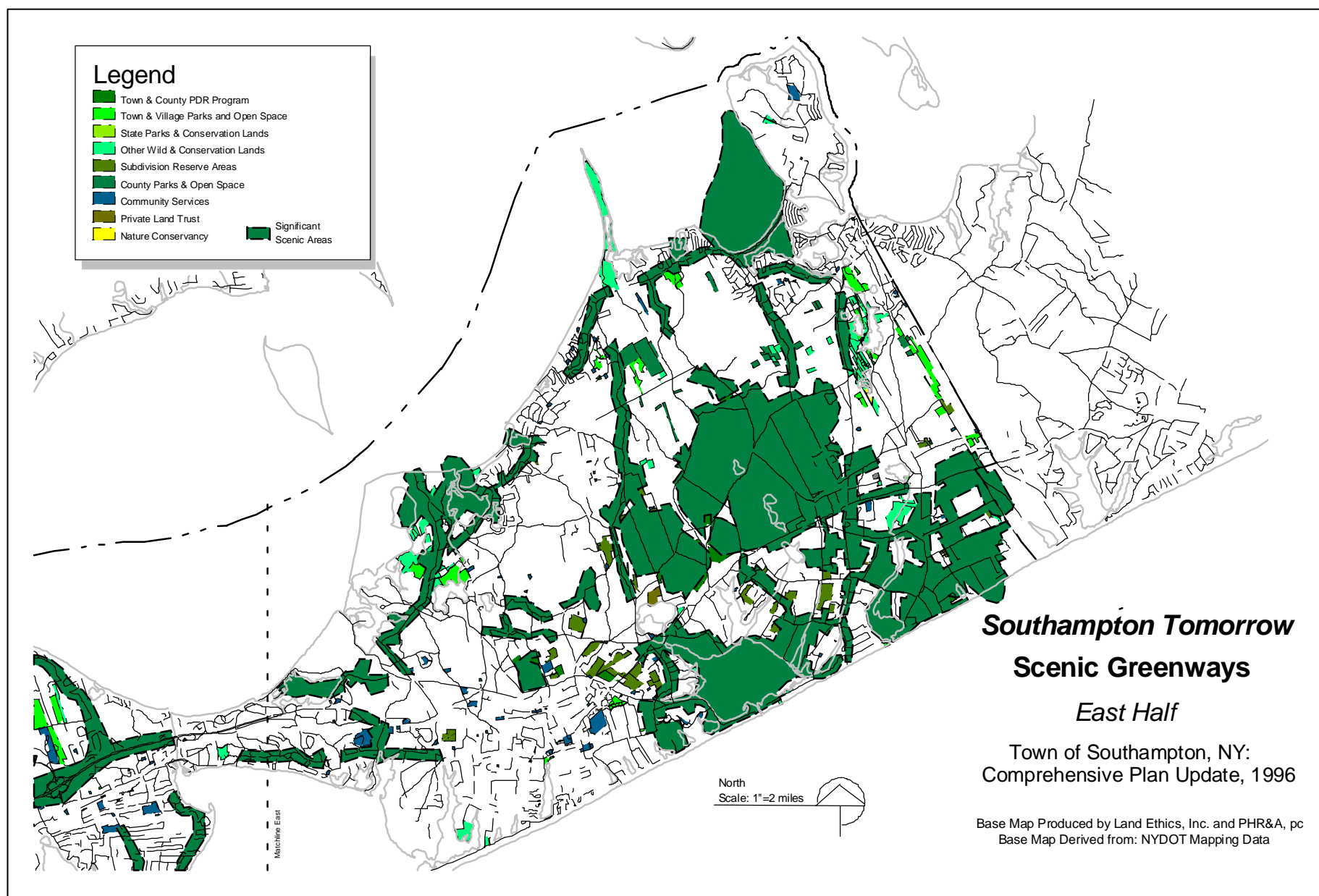
☒ ACTION ITEMS

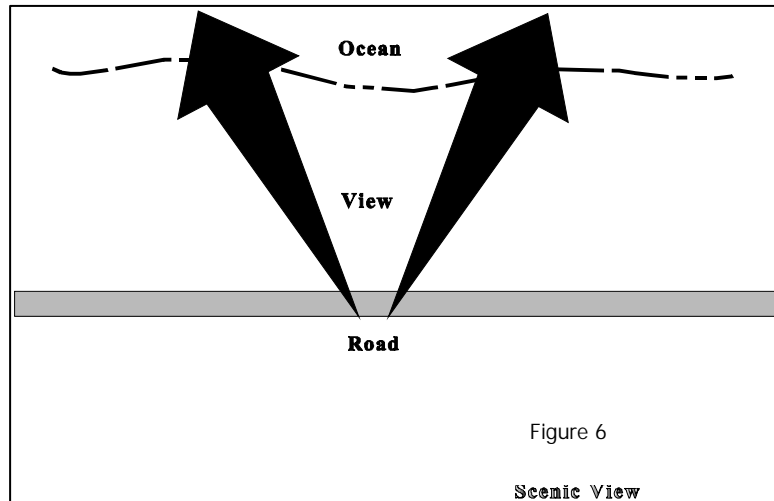
- ❶ DEVELOP A SCENIC ROADS ORDINANCE THAT PROVIDES A FRAMEWORK FOR THE DESIGNATION AND PROTECTION OF SCENIC VIEWS, VISTAS AND ROAD CORRIDORS.
- ❷ DESIGNATE SCENIC ROADS UNDER THE NEW ORDINANCE BASED ON THE MAP INCLUDED IN THE COMPREHENSIVE PLAN AND COMMUNITY INPUT.

1.2 Identify Important Scenic Resource Areas

In addition to the actual road corridors, important scenic resource areas should be identified and recognized. Many of



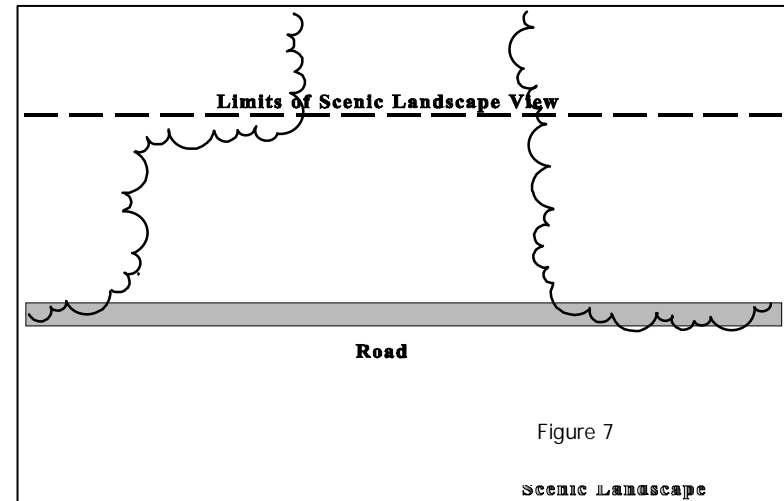




these areas are connected to historic resources and the proposed Hamlet Heritage Areas.

Scenic resource areas can take any of the following four forms:

1. Scenic View - examples include views to the ocean, views across the bays, views across wetlands. For a specific view, the limits of a viewshed might resemble a triangle with the viewer at the apex and the limits of the viewshed projecting out in the pattern of a fan (see Figure 6).
2. Scenic Landscape - examples include views of the pine barrens, or an alternately wooded and agricultural area along a scenic road. The scenic landscape will appear on a map as a broad, at times irregularly shaped, area (see Figure 7).
3. Scenic Hamlet Area - examples include a hamlet business area, or a hamlet neighborhood.



4. Gateway - the entrance to a community or hamlet, sometimes marked with a sign, change in land use or landscape.

Many sites in Southampton that contain important open-space vistas have been identified in the Scenic Resources Technical Report and are mapped in the Comprehensive Greenways Technical Report. A preliminary analysis of important scenic resource areas has been included in the attached Maps 11W and 11E identified as Scenic Greenways.

Prior to designating a scenic resource area, the Town Board should request a recommendation from the Planning Board as to the merits of the designation and information from the Landmarks Committee on significant historic resources in the area that would also be protected by the scenic status. As with scenic roads, any individual or local group can make a nomination of scenic status to the Town Board.



Figure 8: Existing scenic rural site



Figure 9: Siting of the homes in the center of the cleared areas destroys the view



Figure 10: Alternate siting which preserves the views.

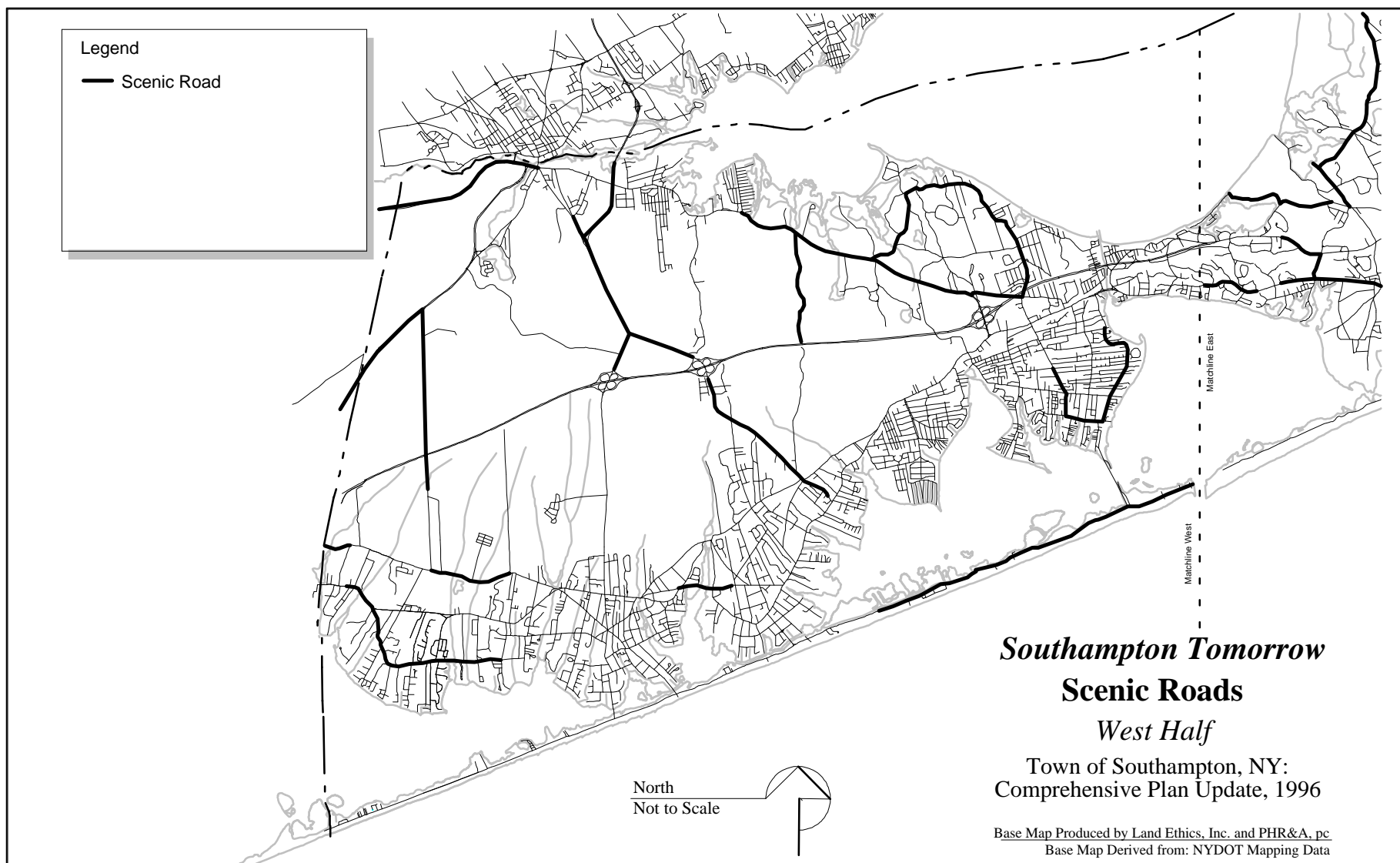
from "Dealing with Change in the Connecticut River Valley, Yaro. Et. Al., 1987.

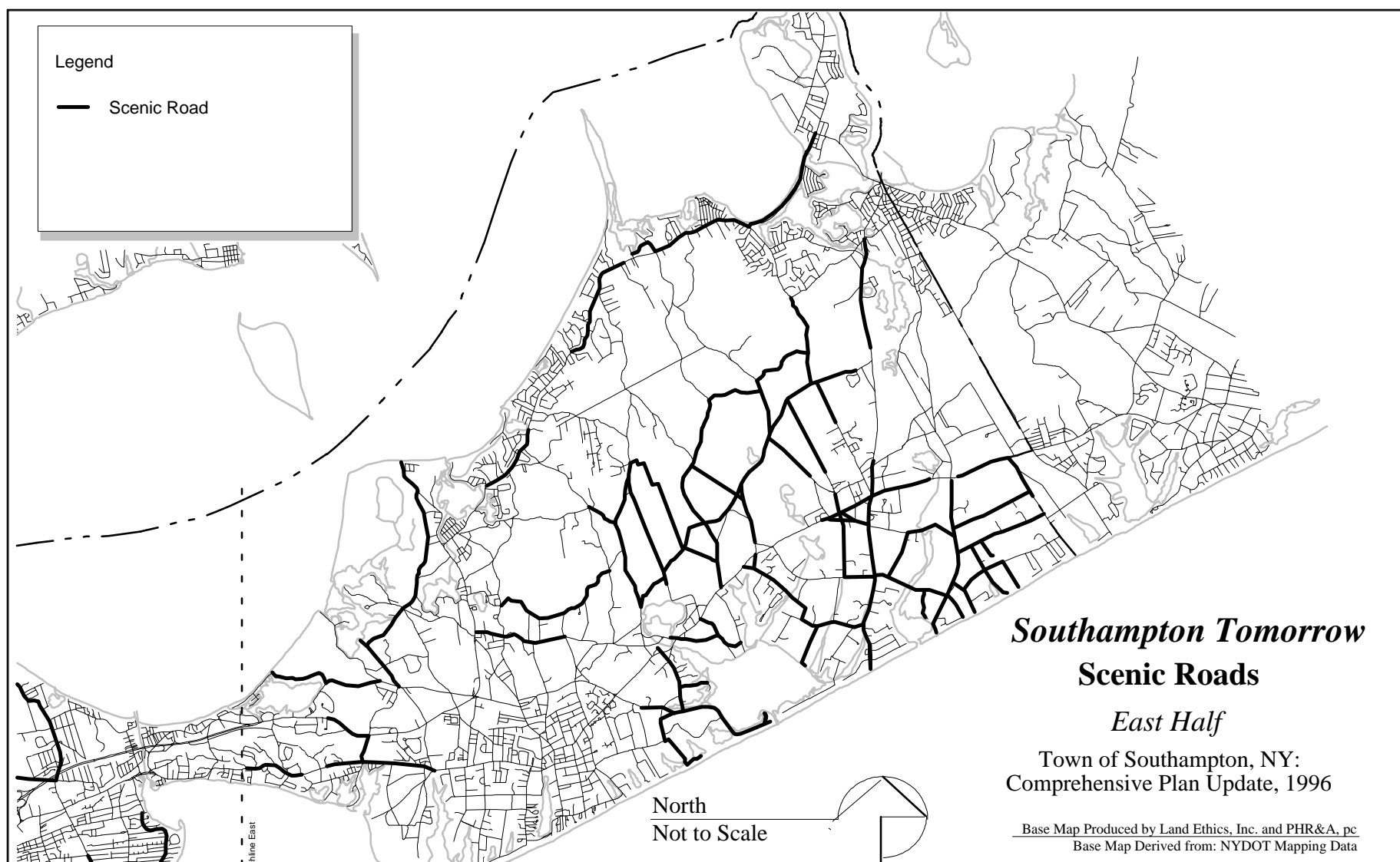
Scenic resource areas can be designated alone or in combination with a scenic road corridor. In order to focus discretionary Planning Board review of impacts to scenic resources within subdivision review and cluster options, scenic resource areas should be designated as overlay zones.

☑ ACTION ITEM

- ❶ DESIGNATE SCENIC RESOURCE AREAS IN THE TOWN BASED ON THE MAP INCLUDED IN THE COMPREHENSIVE PLAN AND COMMUNITY INPUT.

Map 12W





2. DEVELOP STANDARDS FOR THE SCENIC RESOURCES OVERLAY ZONE

In designating each scenic resources overlay zone, the Town may choose from a menu of protection options to develop a strategy to protect the specific visual resource. For example, the options used to protect a view to the ocean may not be identical to those used to protect a view of the Central Pine Barrens, although they may have several points in common.

2.1 Clustering and Siting Standards

Under §292-11 and §247-8, the Planning Board may either require, or the developer may request, the use of a Planned Residential Development for any subdivision proposal. Within Aquifer Protection Overlay zones and Agricultural Overlay zones, clustering requires that no less than 65 percent of the site should be preserved as open space in the CR-200, CR-120 and R-120 zones, and 50 percent in CR-80 and R-80 zones.

Although the use of the cluster option is discretionary in all cases at the present time, in scenic protection overlay zones specific siting standards should be used to shield structures from view. The goal will not be to prohibit the proposed structures, but to site them in areas where they will be the least obtrusive to the view. Similar open space standards should be developed as for the aquifer protection and agricultural overlay zones.

Siting standards for site plan review are equally important to the requirement for clustering of new development. Siting standards should require, as far as possible, that new structures be located outside of a viewshed or as unobtrusively as possible.

(See Figures 8, 9 and 10 for an example of how siting can affect a scenic view.)

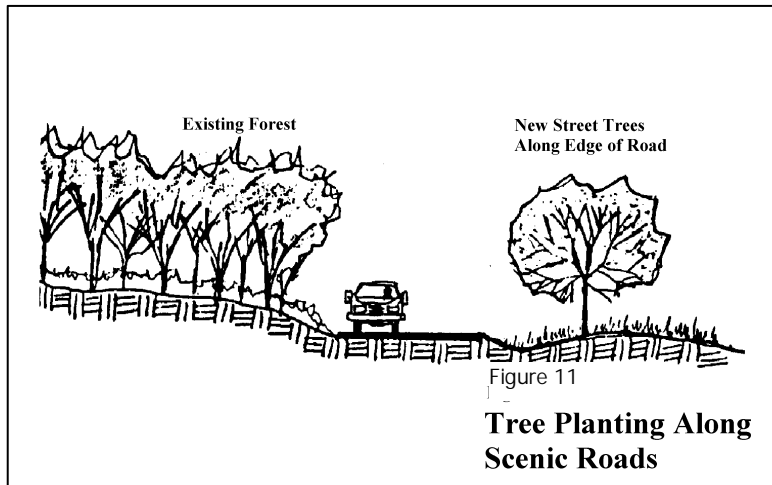
☒ ACTION ITEMS

- ❶ REVISE §292-11 AND §247-8 TO REQUIRE THE USE OF CLUSTERING IN DESIGNATED SCENIC RESOURCE AREAS.
- ❷ REVISE §292-11 AND §247-8 TO INCLUDE SITING STANDARDS FOR ALL NEW DEVELOPMENT IN SCENIC VIEWSHEDS.

2.2 Clearing standards

For many scenic views, the presence of native and natural vegetation is key to the protection of the view. At present both the *Subdivision Standards, Article X §292-39* and *The Zoning Requirements for the Aquifer Protection Overlay District §330-67* place restrictions on the amount of clearing to be allowed on a site. The first, §292-39 *Preservation and Protection of the Natural Environment*, places buffer requirements along surface waters and wetlands. These requirements will also be important in scenic views.

The clearing standards in §330-67 for the Aquifer Protection Overlay zone define maximum amounts of clearing that can occur on any site within the zone. These clearing standards with the sliding scale of lot clearing, should be extended to scenic protection overlay zones, with design guidelines which can vary the clearing restrictions on a site by site basis. These design standards can be reviewed by the Design Review Board on site plans and the Planning Board for subdivision plans.



Section 292-6A(3) provides the opportunity for an incentive based approach to clearing standards for subdivisions. This section of the code has included alternate performance standards for which a subdivision plan can be submitted under minor rather than major review. By adding clearing standards to these performance standards, a developer can have the benefit of minor review in exchange for the protection of significant forest stands in scenic resource areas.

☒ ACTION ITEMS

- ① INCORPORATE CLEARING STANDARDS SIMILAR TO THOSE INCORPORATED IN §292-39 AND §330-67 IN THE NEW SCENIC VIEWSHEDS ORDINANCE.
- ② ADD CLEARING STANDARDS TO §292-6A(3) TO ALLOW INCENTIVE-BASED PERFORMANCE STANDARDS FOR MINOR REVIEW.

2.3 Street Trees

The Town's subdivision standards include a requirement for the planting of street trees along new subdivision roads unless there are sufficient existing trees on the site (§292-42). After construction and the retention of an additional one-year maintenance bond, the trees become the property of the Town. However, the Town does not at present have an arborist on staff, nor is there a street tree maintenance budget.

Trees along scenic roads and within the hamlet centers are an important part of the visual quality of these corridors. The Town should adopt a tree planting program, along with a regular maintenance program to ensure proper maintenance to protect the existing trees. A licensed arborist, either on staff or on retainer will be a positive investment for the protection of the Town's street trees.

Presently tree planting efforts do take place, however they would be improved by coordination and annual budget appropriations. Volunteer efforts can be coordinated through the Local Beautification Committee, the various civic clubs and Chambers of Commerce for donations of time, resources and/or money. Direction of the planting effort can be coordinated by the landscape architect on staff (or retainer) in the Department of Land Management in coordination with the Highway Superintendent.

☒ ACTION ITEMS

- ① DEVELOP A TREE PLANTING PROGRAM TO REPLACE EXISTING TREES AS NEEDED, AND PLANT NEW TREES ALONG SOUTHAMPTON'S ROADS.

- ② PLACE A LICENSED ARBORIST ON RETAINER OR ON STAFF TO ENSURE PROPER MAINTENANCE OF THE TOWN'S TREES.

2.4 Landscaping Requirements

In certain scenic resource overlay areas, for example hamlet gateways and hamlet historic areas, it may be necessary to develop specific landscaping standards and guidelines for site plan review (§330-182). The existing standards require that landscaping and screening should reflect the existing character of the hamlet neighborhood and enhance the character of the Town. Developing guidelines for specific scenic areas will provide a level of information to both the applicant and the reviewing body on the requirements for that area. For example, a natural scenic area will require a selection of native plantings in a naturalistic landscape as opposed to an historic hamlet setting, where street trees and ornamental landscaping may be required. Where appropriate, standards should be developed with regard to hedgerows, including:

- plant materials and composition;
- management, and
- minimum width standards.

☒ ACTION ITEM

- ① DEVELOP LANDSCAPE STANDARDS FOR SPECIFIC SCENIC AREAS IN THE TOWN.

2.5 Architectural Review

In certain scenic resource overlay areas such as hamlet business and Hamlet Heritage Areas, architectural review should be required for all new construction and substantial renovation of existing structures. Architectural standards such as roof pitch, fenestration, materials, and massing should be reviewed by the Design Review Board.

☒ ACTION ITEM

- ① DEFINE APPROPRIATE ARCHITECTURAL REVIEW STANDARDS FOR SPECIFIC SCENIC AREAS.

3. DEVELOP STANDARDS FOR SCENIC ROAD CORRIDORS

Scenic Road Corridors, whether or not they are a part of a scenic resources overlay district, should have certain minimum design standards associated with them.

3.1 Road Widths

Road standards are extremely important for scenic corridors, particularly the width of the road. Detailed scenic road standards for existing Southampton roads will be included in the Transportation Chapter of this Comprehensive Plan. For new subdivision roads, Country Lane standards, also included in the transportation Chapter should be adopted.

☒ ACTION ITEM

- ❶ ADOPT SPECIFIC ROAD STANDARDS FOR SCENIC ROADS AS DETAILED IN THE TRANSPORTATION CHAPTER.

3.2 Street Trees

As stated above, trees along scenic road corridors and within hamlet centers are an important part of the visual quality of these corridors and centers. As such, the Town should adopt a tree-planting program, and ensure sufficient maintenance standards to protect existing trees. The subdivision standards include a requirement for the planting of street trees along new subdivision roads unless there are sufficient existing trees on the site (§292-42). The standards should also include shrubs and flowering trees as appropriate along rights-of-way.

☑ ACTION ITEM

- ❶ DEVELOP A TREE PLANTING PROGRAM AND ENSURE SUFFICIENT MAINTENANCE STANDARDS TO PROTECT EXISTING TREES.

3.3 Signage

Specific signage standards for scenic corridors should be adopted to ensure that the number, height, material, lighting, and size of the signage is not detrimental to the visual quality of the road corridor.

☑ ACTION ITEM

- ❶ DEVELOP SPECIFIC SIGNAGE STANDARDS FOR SCENIC CORRIDORS.

3.4 Utilities

As stated in the Subdivision Requirements §292-40 *Public Utilities*, all local electric power, telephone and cable television lines should be placed underground in new subdivisions. The Town should also make an effort to coordinate with local utility companies to place utility lines underground along scenic road corridors. By coordinating schedules for repaving and line replacement, placing the wires underground can often be accomplished at a minimal cost. The wires can be placed in the road right-of-way either at the edge of the pavement or within the shoulder. The underground utility easement should be placed in such a manner as to protect existing trees along the road corridor. In addition, Special Assessment Districts (SAD) can be designated to fund the placement of existing utility lines underground, particularly in Hamlet Business (HB) districts.

☑ ACTION ITEMS

- ❶ COORDINATE WITH THE LOCAL UTILITY COMPANIES TO PLACE UTILITY LINES UNDERGROUND ALONG SCENIC ROAD CORRIDORS.
- ❷ WORK WITH UTILITY COMPANIES TO LOCATE THE UTILITY EASEMENT IN ORDER TO PROTECT EXISTING TREES ALONG THE CORRIDOR.
- ❸ DESIGNATE SPECIAL ASSESSMENT DISTRICTS (SAD) TO FUND THE PLACEMENT OF UTILITY LINES UNDERGROUND.

4. DEVELOP AN ADMINISTRATIVE STRUCTURE FOR SCENIC ROADS AND SCENIC RESOURCES OVERLAY ZONES

(SEE FIGURE 12)

TOWN BOARD

As indicated above, the Town Board will be responsible for designating any scenic road corridor. Nomination for designation can be received from any Town resident or group, and should be forwarded to the Planning Board and the Historic Landmarks Committee for comment.

PLANNING BOARD

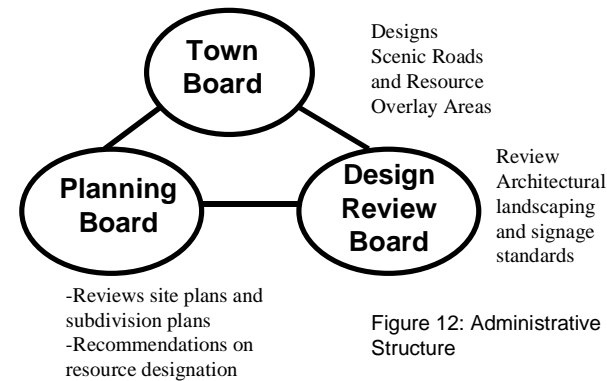
The Planning Board will be responsible for the review of site plans and subdivision plans within the scenic overlay and for those developments located along a designated scenic road corridor. For those corridors with design standards, the Planning Board should direct a copy of the site plan to the Design Review Board for their review and comment.

DESIGN REVIEW BOARD

At present, the Architectural Review Board reviews only architectural standards. Since there is a need to expand its scope to landscape issues, the Architectural Review Board should be renamed the Design Review Board.

The Design Review Board should review architectural and site design guidelines as detailed in the scenic corridor guidelines for designated scenic corridors. The Board should be designated to review subdivision proposals, proposed site plans and building permits with respect to the design guidelines and standards

defined for scenic corridors. The Board should have the power



to approve or deny a plan based on siting, landscape requirements, signage, and exterior alteration affecting designated properties in the designated scenic corridors, rather than serve merely as an advisory board.

For site plan review the Design Review Board should review architectural (bulk and massing), landscaping and siting standards and guidelines for all developments located along a scenic corridor. For building permits, the Design Review Board should review architectural standards where indicated in the Scenic Overlay Zone.

The Design Review Board will receive any subdivision or site plans from the Planning Board which are located within any scenic corridor. The Review Board will review the plans based on a detailed set of design guidelines for the district and may work with the site developer to revise the plans in accordance with the guidelines. Upon completion of their review they will either approve or deny the plans, and return their findings to the Planning Board.

The Town staff should place one or more highly regarded architects, landscape architects, and urban designers on retainer

in order to serve as a “Designer in Residence” to the Design Review Board. This consultant can provide professional opinions to the DRB and/or provide design assistance on development proposals under review.

☒ ACTION ITEMS

- ❶ RENAME THE ARCHITECTURAL REVIEW BOARD TO THE DESIGN REVIEW BOARD UNDER §330-169 OF THE TOWN CODE.
- ❷ DEVELOP AN ADMINISTRATIVE STRUCTURE FOR SCENIC ROADS AND SCENIC RESOURCES OVERLAY ZONES.
- ❸ DEFINE THE ARCHITECTURAL REVIEW BOARD’S REVIEW CRITERIA AND JURISDICTION UNDER §330-171 TO INCLUDE SCENIC CORRIDOR GUIDELINES AND SITING AND LANDSCAPE REQUIREMENTS AS THEY RELATE TO SCENIC CORRIDORS.
- ❹ THE TOWN SHOULD FUND ONE OR MORE “DESIGNERS IN RESIDENCE” TO SERVE AS CONSULTANTS TO THE TOWN ON DEVELOPMENT DESIGN ISSUES.

5. OTHER STRATEGIES FOR ACHIEVING SCENIC RESOURCE PROTECTION

5.1 Acquisition

The acquisition of open space for natural resource and aquifer protection goals as identified in the Natural Resources Chapter

should be coordinated with identified scenic resource priorities. This acquisition can be in the form of fee simple or easements under *Article III Conservation Easements §247-16* of the Town Law.

☒ ACTION ITEM

- ❶ COORDINATE ACQUISITION OF KEY OPEN SPACE PARCELS WITH NATURAL RESOURCE AND OPEN SPACE PROTECTION REQUIREMENTS.

5.2 Easements

In order to preserve priority scenic resources, an easement provision similar to the Trails Law, *Article VII Trail Preservation §247-29* through §31 and its associated tax provisions under *Article IX Trail Preservation Agreement §298-26* through §27 should be applied to scenic resources located in a scenic resources overlay area. This would provide the ability for landowners to place a scenic easement on their property in exchange for a reduction in tax valuation for the property under easement.

☒ ACTION ITEM

- ❶ DEVELOP A SCENIC EASEMENT PROVISION TO ALLOW A TAX ABATEMENT FOR PROPERTY OWNERS.

